

September 17, 2020

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 refinance part of an existing short-term loan before the due date with a long-term loan as follows:

1. Loan prepayment

- (I) Prepayment date: September 23, 2020
- (II) Prepayment amount: JPY 5,000 million
- (III) Overview of loan to be repaid before the due date:

Lender	Sumitomo Mitsui Trust Bank, Limited
Amount of loan	JPY 7,000 million
Outstanding balance after this prepayment	JPY 2,000 million
Borrowing date	April 20, 2020
Principal repayment date	April 20, 2021
Interest rate	0.090% (from August 20, 2020 through September 22, 2020)
Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
Method of principal repayment	Lump-sum repayment on the principal repayment date

*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 loan of JPY 5,000 million.

(II) Overview of the borrowing

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	Sumitomo Mitsui Trust Bank, Limited
(3)	Interest rate	0.1475% (fixed)
(4)	Borrowing date	September 23, 2020
(5)	Method of borrowing	Loan agreement dated September 17, 2020 Unsecured/unguaranteed loan
(6)	Interest payment date	23rd of every March and September until the principal repayment date (Note)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	September 24, 2025

(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	36,000	31,000	-5,000
Long-term loans payable (Variable interest rate)	23,000	23,000	±0
Long-term loans payable (Fixed interest rate)	327,000	332,000	+5,000
Total loans	386,000	386,000	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	418,993	418,993	±0

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 September 17, 2020.

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