

May 27, 2022

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 Pre-payments**

Japan Real Estate Investment Corporation hereby announces its decision today to repay the existing loans before the due date as follows:

**1. Loan pre-payments**

(I) Pre-payment date: May 31, 2022

(II) Overview of loan to be repaid before the due date:

(1)	Amount of loan	JPY 15,000 million	JPY 10,000 million
(2)	Lender	MUFG Bank, Ltd.	Mizuho Bank, Ltd.
(3)	Interest rate	0.11545% (from April 28, 2022 through May 30, 2022)	0.1154% (from April 28, 2022 through May 30, 2022)
(4)	Borrowing date	March 29, 2022	
(5)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan	
(6)	Interest payment date	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	March 29, 2023	

\*There will be no early repayment fee due to these loan pre-payments.

**2. Repayment funds**

JRE intends to apply the cash proceeds from the disposition and cash on hand to these pre-payments. For the details of the above - cash proceeds from the disposition, please refer to the press release "Announcement of Disposition of Domestic Real Estate" dated May 16, 2022.

### 3. Balance of interest-bearing debt after the loan pre-payments

(Units: millions of yen)

	Before	After	Increase/Decrease
Short-term loans payable	44,200	19,200	-25,000
Long-term loans payable (Variable interest rate)	21,000	21,000	±0
Long-term loans payable (Fixed interest rate)	341,700	341,700	±0
<b>Total loans</b>	<b>406,900</b>	<b>381,900</b>	<b>-25,000</b>
Investment corporation bonds	42,993	42,993	±0
<b>Total investment corporation bonds</b>	<b>42,993</b>	<b>42,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>449,893</b>	<b>424,893</b>	<b>-25,000</b>

### 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 December 24, 2021.

This is the English translation of the announcement in Japanese dated May 27, 2022.

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