

June 13, 2024

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 loans of JPY 3.5 billion executed on June 15, 2017

2. Overview of the borrowing

(1)	Amount of loan	JPY 2,500 million	JPY 1,000 million
(2)	Lender	The Iyo Bank, Ltd.	The Hachijuni Bank, Ltd.
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.100% (Note1)	1.10625% (Fixed)
(4)	Borrowing date	June 17, 2024	
(5)	Method of borrowing	Loan agreement dated June 13, 2024 Unsecured/unguaranteed loan	
(6)	Interest payment date	The principal repayment date and the 17th of every March, June, September, and December in the period until the principal repayment date (Note2)	The principal repayment date and the 17th of every June and December in the period until the principal repayment date (Note2)

(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	June 19, 2034

(Note1) • The base rate to calculate the interest to be paid on interest payment dates is JBA 3-month JPY TIBOR as of the second preceding business day of the borrowing date for the first interest payment date and as of the second preceding business day of the most recent interest payment date for the subsequent interest payment dates. (JBA 3-month JPY TIBOR as of June 13, 2024 is 0.28727%.)

• 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.

<Reference> Overview of Existing Loans Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
The Iyo Bank, Ltd.	JPY 2,500 million	June 15, 2017	June 17, 2024	June 13, 2017
The Hachijuni Bank, Ltd.	JPY 1,000 million			

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	46,500	46,500	±0
Long-term loans payable (Variable interest rate)	17,000	19,500	+2,500
Long-term loans payable (Fixed interest rate)	368,700	366,200	-2,500
Total loans	432,200	432,200	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	465,193	465,193	±0

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 December 25, 2023.

This is the English translation of the announcement in Japanese dated June 13, 2024.

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