

June 26, 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 Loan Prepayment and Debt Financing

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

1. Prepayment of Short-Term Loan

(I) Prepayment date: July 8, 2024

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

(1)	Amount of loan to be prepaid	JPY 1,000 million
(2)	Amount of loan	JPY 3,000 million (Note)
(3)	Amount of loan outstanding after the prepayment	JPY 2,000 million
(4)	Lender	Mizuho Bank, Ltd.
(5)	Interest rate	0.2354% (from June 10, 2024 through July 7, 2024)
(6)	Borrowing date	March 8, 2024
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 8th of every month in the period until the principal repayment date
(9)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(10)	Principal repayment date	March 10, 2025
(11)	Disclosure date	March 7, 2024

*There will be no early repayment fee due to this loan prepayment.

(Note) The number stated in the "(2) Amount of loan" refers to the loan amount outstanding after the loan prepayment as described in the press release titled "Announcement of Loan Prepayment" dated April 25, 2024.

2. Debt Financing

(I) Reason for the borrowing

To apply the following loan to the prepayment of the above-mentioned loan

(II) Overview of the borrowing

(1)	Amount of loan	JPY 1,000 million (Note1)
(2)	Lender	The Tochigi Bank, Ltd.
(3)	Interest rate	1.1025% (Fixed)
(4)	Borrowing date	June 28, 2024
(5)	Method of borrowing	Loan agreement dated June 26, 2024 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 28th 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 28, 2034

(Note1) This loan will be applied to prepayment of the above-mentioned loan from Mizuho Bank, Ltd., and the funds will be deposited with financial institutions until the time of the prepayment.

(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	46,500	45,500	-1,000
Long-term loans payable (Variable interest rate)	19,500	19,500	±0
Long-term loans payable (Fixed interest rate)	366,200	367,200	+1,000
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 June 25, 2024.

This is the English translation of the announcement in Japanese dated June 26, 2024.

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