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For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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(TSE code: 8952)

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Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)

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: November 14, 2024

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

(1)	Amount of loan to be prepaid	JPY 2,000 million
(2)	Amount of loan	JPY 10,000 million
(3)	Amount of loan outstanding after the prepayment	JPY 8,000 million
(4)	Lender	MUFG Bank, Ltd.
(5)	Interest rate	0.38000% (from October 15, 2024 through November 13, 2024)
(6)	Borrowing date	February 14, 2024
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 14th 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	February 14, 2025
(11)	Disclosure date	February 13, 2024

*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

(II) Overview of the borrowing

(1)	Amount of loan	JPY 2,000 million
(2)	Lender	The Bank of Fukuoka, Ltd.
(3)	Interest rate	Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.13% (Note1) (Note2)
(4)	Borrowing date	November 14, 2024
(5)	Method of borrowing	Loan agreement dated November 12, 2024 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 14th of every February, May, August, and November in the period until the principal repayment date (Note3)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	November 14, 2034

(Note1) This borrowing will be procured through a sustainability-linked loan ("SLL"), whose loan terms are aligned with JRE's achievement status of the following sustainability performance target ("SPT") set beforehand.

- SPT : Reduce CO₂ emissions by 80% by fiscal 2030 (Base year: Fiscal 2019 / Absolute basis)

The applicable interest rate will be lower by 0.01% on the condition that the above target set as SPT is achieved for the respective performance levels set for May 2025, May 2028, May 2031, and May 2032, for the period until the performance level is next confirmed (for the time of final confirmation, the repayment date). Please refer to "Loans and Bonds" under Financial Summary of JRE's website <https://www.j-re.co.jp/en/cms/finance/debt.html> for the interest rate applicable after the performance level is confirmed.

Moreover, in concluding the agreement for the SLL, JRE has established "Sustainability-Linked Loan Framework" and obtained a second-party opinion from Japan Credit Rating Agency, Ltd. (JCR) with regard to conformity with the Sustainability Linked Loan Principles and the rationality of the established SPT.

- (Note2) • 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 November 12, 2024 is 0.47000%.)
- For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.jbatibor.or.jp/english/rate/>).

(Note3) 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	50,000	48,000	-2,000
Long-term loans payable (Variable interest rate)	23,000	25,000	+2,000
Long-term loans payable (Fixed interest rate)	349,900	349,900	±0
Total loans	422,900	422,900	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	455,893	455,893	±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 November 12, 2024.

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