

December 19, 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: December 26, 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 4,500 million (Note1)
(3)	Amount of loan outstanding after the prepayment	JPY 2,500 million
(4)	Lender	Sumitomo Mitsui Trust Bank, Limited
(5)	Interest rate	0.38270% (from November 26, 2024 through December 26, 2024)
(6)	Borrowing date	September 26, 2024
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 26th 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 26, 2025
(11)	Disclosure date	September 24, 2024

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

(Note1) 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 Debt Financing and Loan Prepayment” dated November 28, 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 2,000 million
(2)	Lender	The Tochigi Bank, Ltd.
(3)	Interest rate	0.95375%
(4)	Borrowing date	December 23, 2024
(5)	Method of borrowing	Loan agreement dated December 19, 2024 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 23rd 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	December 23, 2031

(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	41,000	39,000	-2,000
Long-term loans payable (Variable interest rate)	25,000	25,000	±0
Long-term loans payable (Fixed interest rate)	355,900	357,900	+2,000
Total loans	421,900	421,900	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	454,893	454,893	±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 December 19, 2024.

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