Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

October 24, 2024

Japan Excellent, Inc. (TSE: 8987)
Shuichiro Kayama, Executive Director

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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds) and Early Repayment of Short-term Borrowing

Japan Excellent, Inc. (hereinafter "JEI") hereby announces its decision made today to issue investment corporation bonds (green bonds) (hereinafter the "Investment Corporation Bonds") and to make early repayment of borrowings (hereinafter the "Early Repayment").

1. Details of the Investment Corporation Bonds

(A) Summary of Investment Corporation Bonds

(1) Name of investment corporation bonds
22nd Series Unsecured Investment Corporation Bonds
(with special pari passu conditions among specified investment corporation bonds)
(also called 5th JEI Green Bonds)

(2) Total amount of investment corporation bonds to be issued
JPY 3,800,000,000

(3) Form of bond certificate
Pursuant to the Law concerning Book-Entry Transfer of Corporation Bonds, Shares, etc., no bond certificates will be issued.

(4) Issue price
One hundred yen (JPY 100) per one hundred yen (JPY 100) of each investment corporation bond

(5) Redemption price
One hundred yen (JPY 100) per one hundred yen (JPY 100) of each investment corporation bond

(6) Interest rate
1.696% per annum

(7) Amount of each investment corporation bond
JPY 100,000,000

(8) Offering method
Public offering

(9) Offering date
October 24, 2024

(10) Payment date
October 30, 2024

(11) Collateral
No security or guarantee granted, and no assets specifically reserved as collateral for the Investment Corporation Bonds.

(12) Redemption method and redemption date
The entire amount will be redeemed on October 30, 2034.
The Investment Corporation Bonds may be retired by purchase at any time after the payment date unless otherwise specified by the book-entry transfer institution.

(13) Interest payment dates
April 30 and October 30 of each year
(Note 1) The initial interest payment date will be April 30, 2025.
(Note 2) If the interest payment date falls on a non-business day, the payment will be made on the business day immediately preceding the interest payment date.

(14) Special financial conditions
"Negative Pledge Clause" is applicable.

(15) Rating
AA- (Japan Credit Rating Agency, Ltd.)

(16) Fiscal, issuing and paying agent
Mizuho Bank, Ltd.

(17) Underwriter
Mizuho Securities Co., Ltd.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
SMBC Nikko Securities Inc.

(B) Reason for Issuance
JEI will allocate funds procured through the issuance of the Investment Corporation Bonds to a portion of the funds for early repayment of short-term borrowing (Note 1). It intends to extend the remaining period of interest-bearing debt.
Also, from the perspective of promoting ESG activities, JEI has in terms of financing, too, been proactively procuring funds through "green bonds" and "sustainability loan" for the acquisition of properties that consider for the environment and social aspects. 22nd Series Unsecured Investment Corporation Bonds will likewise be issued as the 5th JEI Green Bonds based on the "Green Bond Framework" (Note 2).

(Note 1) This short-term borrowing is a portion of the borrowings used to fund the acquisition of GRAND FRONT OSAKA (Umekita Plaza/South Building) and GRAND FRONT OSAKA (North Building) which are Eligible Green Projects (Note 3).
(Note 2) For details, please refer to "Notice Concerning Amendment to Shelf Registration Statement for Green Bond Issuance" dated July 6, 2018 and the second-party opinion of Sustainalytics (URL below).
https://www.excellent-reit.co.jp/en/esg/green-bond.html
(Note 3) For the definition of "Eligible Green Projects," please refer to JEI's website.
https://www.excellent-reit.co.jp/en/esg/green-bond.html

(C) Amount to be Procured, Use of Funds to be Procured and Scheduled Expenditure Date
(1) Amount of funds to be procured (approximate net proceeds)
JPY 3,775,000,000

(2) Specific use of funds to be procured and scheduled expenditure date
To be allocated to a portion of the funds for early repayment of the short-term borrowing on October 31, 2024.
(Note1) For details of the borrowing which will be subject to the early repayment, please refer to "2. Details of the Early Repayment" below.

Japan Excellent, Inc.

2. Details of the Early Repayment

(A) Summary of Early Repayment

(1) Repayment amount : JPY 3,800,000,000
(2) Repayment date : October 31, 2024
(3) Repayment resource : Funds procured through the Investment Corporation Bonds and cash on hand

(B) Summary of the Borrowing which will be Subject to Early Repayment

Lender	Loan Amount	Repayment Amount	Interest Rate		Borrowing Period	Drawdown Date	Principal Repayment Date
Mizuho Bank, Ltd.	¥3.8billion	¥3.8billion	Floating	Base interest rate (JBA one-month Yen-TIBOR) +0.200%	1 year	December 7, 2023	December 6, 2024

(Note 1) There will be no break funding fee applicable to the Early Repayment.
(Note 2) For details of the borrowing, please refer to "Notice Concerning Debt Financing" dated December 4, 2023 and "Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds) and Early Repayment of Short-term Borrowing" dated July 9, 2024.

3. Status of Interest-bearing Debt before and after the Issuance of the Investment Corporation Bonds and the Early Repayment

(millions of yen)

	Before the Issuance and the Early Repayment (As of October 24, 2024)	After the Issuance and the Early Repayment (As of October 31, 2024)	Increase/Decrease
Short-term borrowings	9,800	6,000	-3,800
Long-term borrowings	87,600	87,600	-
Total borrowings	97,400	93,600	-3,800
Investment corporation bonds	39,200	43,000	3,800
Total interest-bearing debt	136,600	136,600	-

4. Other Matters Required for Investors to Appropriately Understand and Evaluate the above Information

There is no change to the content of "Investment Risks" in JEI's Securities Report (*Yuka shoken houkoku-sho*) for the 36th Fiscal Period (ended June 30, 2024) filed on September 27, 2024 resulting from the issuance of the Investment Corporation Bonds.

(End)

Japan Excellent, Inc. Website: https://www.excellent-reit.co.jp/en/