

May 1, 2023

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation
Jo Kato, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.
Shojiro Kojima , President & CEO

Contact: Masaru Motooka

Executive Officer & General Manager
Strategic Planning Department

Phone: +81-3-3211-7951

Announcement of Loan Prepayment and Debt Financing

Japan Real Estate Investment Corporation (“JRE”) hereby announces its decision today to repay part of an existing short-term loan before the due date and procure funds as follows:

1. Prepayment of Short-Term Loan

(I) Prepayment date: May 8, 2023

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

(1)	Amount of loan to be prepaid	JPY 2,300 million
(2)	Amount of loan	JPY 5,800 million (Note)
(3)	Amount of loan outstanding after the prepayment	JPY 3,500 million
(4)	Lender	MUFG Bank, Ltd.
(5)	Interest rate	0.10273% (from April 7, 2023 through May 7, 2023)
(6)	Borrowing date	March 27, 2023
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 7th 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 7, 2024
(11)	Disclosure date	March 23, 2023

*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 and Debt Financing” dated April 5, 2023.

2. Funds for Prepayment

The above loan will be prepaid with a fresh long-term loan of JPY 1 billion described below, cash on hand, and a part of the proceeds from the issuance of new investment units through the third-party allotment as resolved at JRE's Board of Directors' meetings held on March 28, 2023 and April 3, 2023.

3. Debt Financing

(I) Reason for the borrowing

To repay before the due date JPY 1 billion out of the above prepayment amount of JPY 2.3 billion

(II) Overview of the borrowing

(1)	Amount of loan	JPY 1,000 million
(2)	Lender	The Kiyo Bank, Ltd.
(3)	Interest rate	0.66625%(fixed)
(4)	Borrowing date	May 8, 2023
(5)	Method of borrowing	Loan agreement dated May 1, 2023 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 8th of every May and November in the period until the principal repayment date (Note)
(7)	Method of principal repayment	Lump-sum repayment on the principal repayment date
(8)	Principal repayment date	May 9, 2033

(Note) 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.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	20,800	18,500	-2,300
Long-term loans payable (Variable interest rate)	22,000	22,000	±0
Long-term loans payable (Fixed interest rate)	348,200	349,200	+1,000
Total loans	391,000	389,700	-1,300
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	433,993	432,693	-1,300

5. Others

Regarding risks pertaining to this loan repayment, there is no material change to the descriptions of "Investment risks" in the securities registration statement submitted on March 28, 2023.

This is the English translation of the announcement in Japanese dated May 1, 2023.

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