

March 22, 2021

For Immediate Release

Investment CorporationJapan Real Estate Investment Corporation
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(TSE code: 8952)

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Announcement of Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

1. Reason for the borrowing

Repayment of the existing long-term loan of JPY 2 billion executed on March 24, 2014.

2. Overview of the borrowing

- | | |
|------------------------------------|---|
| (1) Amount of loan: | JPY 2,000 million |
| (2) Lender: | The Iyo Bank, Ltd. |
| (3) Interest rate: | Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.100% (Note1) |
| (4) Borrowing date | March 24, 2021 |
| (5) Method of borrowing: | Loan agreement dated March 22, 2021
Unsecured/unguaranteed loan |
| (6) Interest payment date: | The principal repayment date and the 24th of every March, June, September 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 | March 24, 2031 |

(Note1) • The base rate to calculate the interest to be paid on an interest payment date is JBA 3-month JPY TIBOR as of the second preceding business day of the most recent interest payment date. (JBA 3-month JPY TIBOR as of AMarch 22, 2021 is 0.07909%.)

• For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<http://www.jbatibor.or.jp/english/rate/>).

(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	18,000	18,000	±0
Long-term loans payable (Variable interest rate)	23,000	25,000	+2,000
Long-term loans payable (Fixed interest rate)	335,500	333,500	-2,000
Total loans	376,500	376,500	±0
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	419,493	419,493	±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 December 25, 2020.

This is the English translation of the announcement in Japanese dated March 22, 2021.

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