

April 5, 2023

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 (“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: April 7, 2023

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

(1)	Amount of loan to be prepaid	JPY 23,200 million
(2)	Amount of loan	JPY 29,000 million
(3)	Amount of loan outstanding after the prepayment	JPY 5,800 million
(4)	Lender	MUFG Bank, Ltd.
(5)	Interest rate	0.10273% (from March 27, 2023 through April 6, 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.

2. Funds for Prepayment

The above loan will be prepaid with a fresh long-term loan of JPY 5 billion described below and a part of the proceeds from the public offering of new investment units as resolved at JRE’s Board of Directors’ meeting held on March 28, 2023, which will be JPY 18.2 billion.

3. Debt Financing

(I) Reason for the borrowing

To repay before the due date JPY 5 billion out of the above prepayment amount of JPY 23.2 billion

(II) Overview of the borrowing

(1)	Amount of loan	JPY 5,000 million
(2)	Lender	Sumitomo Mitsui Banking Corporation
(3)	Interest rate	0.75%(fixed)
(4)	Borrowing date	April 7, 2023
(5)	Method of borrowing	Loan agreement dated April 5, 2023 Unsecured/unguaranteed loan
(6)	Interest payment date	The principal repayment date and the 7th of every April and October 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	April 7, 2023

(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.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	44,000	20,800	-23,200
Long-term loans payable (Variable interest rate)	22,000	22,000	±0
Long-term loans payable (Fixed interest rate)	343,200	348,200	+5,000
Total loans	409,200	391,000	-18,200
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	452,193	433,993	-18,200

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 April 5, 2023.

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