

March 22, 2024

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 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 1 billion executed on March 26, 2018

2. Overview of the borrowing

(1) Borrowing date March 26, 2024

(2) Lender, Amount of loan, Principal repayment date

Lender	Amount of loan	Principal repayment date
The Hachijuni Bank, Ltd.	JPY 1,000 million	March 27, 2034

(3) Interest rate: 0.98125% (Fixed)

(4) Method of borrowing: Loan agreement dated March 22, 2024

Unsecured/unguaranteed loan

(5) Interest payment date: The principal repayment date and the 26th of every March and

September in the period until the principal repayment date (Note)

(6) Method of principal repayment: Lump-sum repayment on the principal repayment date

(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.

<Reference> Overview of Existing Loan Subject to Repayment

Lender	Amount of loan	Borrowing date	Principal repayment date	Disclosure date
The Hachijuni Bank, Ltd.	JPY 1,000 million	March 26, 2018	March 26, 2024	March 22, 2018

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	56,500	56,500	±0
Long-term loans payable (Variable interest rate)	17,000	17,000	±0
Long-term loans payable (Fixed interest rate)	373,700	373,700	±0
Total loans	447,200	447,200	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	480,193	480,193	±0

(Note) The balance stated in the "Before" column takes into account the borrowing detailed in the press release titled "Announcement of Debt Financing (Sustainability-Linked Loan)" dated February 28, 2024.

4. Others

Regarding risk 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, 2023.

This is the English translation of the announcement in Japanese dated March 22, 2024.

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