

April 24, 2025

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

Japan Real Estate Investment Corporation hereby announces its decision today to repay the existing loan before the due date as follows:

1. Prepayment of Short-Term Loan

(I) Prepayment date: April 28, 2025

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

(1)	Amount of loan to be prepaid	JPY 1,000 million
(2)	Amount of loan	JPY 1,000 million
(3)	Amount of loan outstanding after the prepayment	-
(4)	Lender	Mizuho Bank, Ltd.
(5)	Interest rate	0.6863% (from March 26, 2025 through April 27, 2025)
(6)	Borrowing date	March 26, 2025
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan
(8)	Interest payment date	The principal repayment date and the 26th 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 26, 2026
(11)	Disclosure date	March 24, 2025

*There will be no early repayment fee due to this loan prepayment.

2. Repayment Funds

The above-mentioned loan is planned to be repaid by cash on hand.

3. Balance of interest-bearing debt after the loan prepayment

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	22,000	21,000	-1,000
Long-term loans payable (Variable interest rate)	36,000	36,000	±0
Long-term loans payable (Fixed interest rate)	381,700	381,700	±0
Total loans	439,700	438,700	-1,000
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	472,693	471,693	-1,000

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, 2024.

This is the English translation of the announcement in Japanese dated April 24, 2025.

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