

September 29, 2021

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 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 October 1, 2014.

2. Overview of the borrowing

(1) Borrowing date October 1, 2021

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

Lender	Amount of loan	Principal repayment date
The Chugoku Bank, Limited	JPY 1,000 million	October 1, 2031

(3) Interest rate: 0.345% (Fixed)

(4) Method of borrowing: Loan agreement dated September 29, 2021
Unsecured/unguaranteed loan

(5) Interest payment date: The principal repayment date and the 1st of every April and October 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.

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)	20,000	20,000	±0
Long-term loans payable (Fixed interest rate)	337,500	337,500	±0
Total loans	375,500	375,500	±0
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	418,493	418,493	±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 June 25, 2021.

This is the English translation of the announcement in Japanese dated September 29, 2021.

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