



Japan Excellent, Inc.

**For Immediate Release
For Translation Purposes Only**

March 24, 2023

Japan Excellent, Inc. (TSE: 8987)
Shuichiro Kayama, Executive Director

Asset Management Company:
Japan Excellent Asset Management Co., Ltd.

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Notice Concerning Issuance of Investment Corporation Bonds

Japan Excellent, Inc. (hereinafter “JEI”) hereby announces its decision made today to issue investment corporation bonds as described below.

1. Summary of Investment Corporation Bonds

- (1) Name of investment corporation bonds
17th Series Unsecured Investment Corporation Bonds
(with special pari passu conditions among specified investment corporation bonds)
(hereinafter “the Investment Corporation Bonds”)
- (2) Total amount of investment corporation bonds to be issued
Two billion yen (JPY 2,000,000,000)
- (3) Form of bond certificate
Pursuant to the Law concerning Book-Entry Transfer of Corporation Bonds, Shares, etc., no bond certificates will be issued.
- (4) Amount payable
One hundred yen (JPY 100) per one hundred yen (JPY 100) of each investment corporation bond
- (5) Redemption price
One hundred yen (JPY 100) per one hundred yen (JPY 100) of each investment corporation bond
- (6) Interest rate
0.950% per annum
- (7) Unit price
One hundred million yen (JPY 100,000,000)
- (8) Offering method
Public offering
- (9) Offering date
March 24, 2023



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- (10) Payment date
March 30, 2023
- (11) Collateral
No mortgage or guarantee secured, and no assets specifically reserved as collateral for the Investment Corporation Bonds.
- (12) Redemption method and redemption date
The entire amount will be redeemed on March 30, 2032.
The Investment Corporation Bonds may be retired by purchase at any time after the payment date unless otherwise specified by the transfer agent.
- (13) Interest payment dates
March 30 and September 30 of each year
(Note 1) The initial interest payment date will be September 30, 2023.
(Note 2) If the interest payment date falls on a non-business day, the payment will be made on the business day immediately preceding the interest payment date.
- (14) Special financial conditions
“Negative Pledge Clause” is applicable.
- (15) Rating
AA- (Japan Credit Rating Agency, Ltd.)
- (16) Fiscal agent, issuing and paying agent
Mizuho Bank, Ltd.
- (17) Underwriter
Mizuho Securities Co., Ltd.

2. Reason for Issuance

JEI will allocate funds procured through the issuance of the Investment Corporation Bonds to a portion of the redemption of the investment corporation bonds (¥2.0 billion) which will mature on April 20, 2023(Note). JEI intends to extend the average remaining period of interest-bearing debt and diversify maturity dates.

(Note) For details of the relevant investment corporation bond, please refer to “Notice Concerning Issuance of Investment Corporation Bonds” dated April 13, 2018.

3. Amount to be Procured, Use of Funds to be Procured and Scheduled Expenditure Date

- (1) Amount of funds to be procured (approximate net proceeds)
1,985 million yen
- (2) Specific use of funds to be procured and scheduled expenditure date
To be allocated to a portion of the redemption of the investment corporation bonds which will mature on April 20, 2023.

4. Status of Interest-bearing Debt before and after the Issuance of the Investment Corporation Bonds

(millions of yen)

	Before the Issuance (As of Mar. 24, 2023)	After the Issuance (Note) (As of Apr. 20, 2023)	Increase / decrease
Short-term borrowings	3,000	3,000	-
Long-term borrowings	87,600	87,600	-
Total borrowings	90,600	90,600	-
Investment corporation bonds	38,000	38,000	-
Total interest-bearing debt	128,600	128,600	-

(Note) After the redemption of the investment corporation bonds (¥2.0 billion) on April 20, 2023.

5. Other Matters Required for Investors to Appropriately Understand and Evaluate the above Information

There is no change to the content of “Investment Risks” in JEI's Securities Report (Yuka shoken houkoku-sho) for the 33rd Fiscal Period (ended December 31, 2022) filed on March 17, 2023 resulting from the issuance of the Investment Corporation Bonds.

(End)

Japan Excellent, Inc. Website: <https://www.excellent-reit.co.jp/en/>