



Japan Excellent, Inc.

**For Immediate Release
For Translation Purposes Only**

December 4, 2023

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

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Notice Concerning Debt Financing

Japan Excellent, Inc. (hereinafter “JEI”) announces the decision made today concerning new debt financing as follows.

1. Details of Debt Financing

No.	Lenders	Loan Amount	Interest Rate (Note 1)		Borrowing Period	Drawdown Date	Principal Repayment Date (Note 2)	Borrowing Method, Repayment Method, Collateral
1	The Dai-ichi Life Insurance Company, Limited	¥3.0billion (Green Loan) (Note 3)	Fixed	1.300%	10 years	December 7, 2023	December 7, 2033	Term loan agreement To be repaid in full on the repayment date Unsecured / Non-guaranteed
2	Mizuho Bank, Ltd.	¥5.0billion	Floating	Base interest rate (JBA one-month Yen-TIBOR) +0.200% (Note 4)	1 year		December 6, 2024	Commitment line agreement To be repaid in full on the repayment date Unsecured / Non-guaranteed
	Total	¥8.0billion	-	-	-	-	-	-

(Note 1) All figures have been rounded off to three decimal places.

(Note 2) However, if the concerned date is not a business day, the subsequent business day; if this day falls within the following month, the business day immediately preceding the concerned date shall be the interest payment/principal repayment date.

(Note 3) Debt financing through a green loan based on the Green Finance Framework.

For details, see the webpage “Sustainability Finance, Green Finance” on JEI’s website available at the following link:
<https://www.excellent-reit.co.jp/en/esg/green-bond.html>

(Note 4) The base interest rate (JBA one-month Yen-TIBOR) to be applied to the calculation period pertaining to the interest paid on each interest payment date is determined two business days before the drawdown date and the immediately preceding interest payment date. The current JBA one-month Yen-TIBOR can be referenced on the website of the JBA TIBOR Administration: (<https://www.jbatibor.or.jp/english/rate/>). The latest information on debt financing can also be found on JEI’s website.

2. Purpose of Debt Financing

JEI intends to allocate the proceeds of the loan to part of acquisition funds and related expenses for GRAND FRONT OSAKA (Umekita Plaza・South Building) and GRAND FRONT OSAKA (North Building).

(Note) For details of the acquisition of GRAND FRONT OSAKA, please refer to “Notice Concerning Acquisition of Co-ownership Interest of Domestic Real Estate Trust Beneficiary Rights (Additional Acquisition of Co-ownership Interests in GRAND FRONT OSAKA (Umekita Plaza・South Building) and GRAND FRONT OSAKA (North Building))” disclosed on November 6, 2023.

3. Total Amount to be Borrowed, Use of Proceeds and Scheduled Expenditure Date

(1) Total Amount to be Borrowed : ¥8.0 billion (JPY 8,000,000,000)

(2) Detailed Use of Proceeds and Scheduled Expenditure Date

- (i) Detailed Use of Proceeds : To be allocated to part of acquisition funds and related expenses for GRAND FRONT OSAKA (Umekita Plaza・South Building) and GRAND FRONT OSAKA (North Building)
- (ii) Scheduled Expenditure Date : December 8, 2023

4. Interest of the Asset Management Company Concerning the Loan

The Dai-ichi Life Insurance Company, Limited is a sponsor-related party as defined in the “Rules on Transactions with Sponsor-related Parties,” an internal rule of the asset management company which was established by the asset management company for the purpose of implementing appropriate asset management by the investment corporation through elimination of conflict of interest. Upon executing the contract with The Dai-ichi Life Insurance Company, Limited, the asset management company has undergone deliberation at the Compliance Committee including external specialists; Investment Committee in accordance with the rule. This shall be reported to the Board of Directors of the investment corporation without delay.

5. Status of Interest-bearing Debt after Financing

(millions of yen)

	Before Drawdown	After Drawdown	Increase/ Decrease
Short-term borrowings	0	5,000	5,000
Long-term borrowings	82,600	85,600	3,000
Total borrowings	82,600	90,600	8,000
Investment corporation bonds	38,000	38,000	-
Total interest-bearing debt	120,600	128,600	8,000

*Long-term borrowings include those due within one year.

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

There is no change to the content of “Risks in Investment” set forth in JEI's Securities Report (yuka shoken houkoku-sho) for the 34th Fiscal Period (ended June 30, 2023) submitted on September 15, 2023 with respect to the risks of this debt financing.

(End)

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