



Japan Excellent, Inc.

**For Immediate Release
For Translation Purposes Only**

March 5, 2024

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

| Lender | Loan Amount | Interest Rate (Note 1) | | Borrowing Period | Drawdown Date | Principal Repayment Date (Note 2) | Borrowing Method, Repayment Method, Collateral |
|-------------------|--------------|------------------------|--|------------------|---------------|-----------------------------------|--|
| Mizuho Bank, Ltd. | ¥3.6 billion | Floating | Base interest rate (JBA one-month Yen-TIBOR) +0.200% | 1 year | March 8, 2024 | February 28, 2025 | • Term loan agreement • To be repaid in full on the repayment date • Unsecured • Non-guaranteed |

(Note 1) 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.

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

2. Purpose of Debt Financing

JEI intends to allocate the proceeds to the redemption of ¥3.6 billion (the redemption amount of ¥8.0 billion of 7th Series Unsecured investment corporation bonds which will mature on March 11, 2024, excluding the total issued amount of ¥4.4 billion of investment corporation bonds issued on February 8, 2024).

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

- (1) Total Amount to be Borrowed : ¥3.6 billion
- (2) Detailed Use of Proceeds and Scheduled Expenditure Date
 - (i) Detailed Use of Proceeds : To be allocated to redemption of a part of 7th Series Unsecured Investment Corporation Bonds (JPY 8.0 billion)(Note 1) described below which will mature on March 11, 2024.
 - (ii) Scheduled Expenditure Date : March 11, 2024



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(Note 1) For details, please refer to “Notice Concerning Issue of Investment Corporation Bonds” dated February 28, 2014.

4. Status of Interest-bearing Debt after Financing

(millions of yen)

| | Before Drawdown | After Drawdown(Note2) | Increase/ Decrease |
|------------------------------|-----------------|-----------------------|--------------------|
| Short-term borrowings | 5,000 | 8,600 | 3,600 |
| Long-term borrowings(Note1) | 85,600 | 85,600 | - |
| Total borrowings | 90,600 | 94,200 | 3,600 |
| Investment corporation bonds | 42,400 | 34,400 | -8,000 |
| Total interest-bearing debt | 133,000 | 128,600 | -4,400 |

(Note1) Long-term borrowings include those due within one year.

(Note2) After the redemption of the investment corporation bonds (¥8.0 billion) on March 11, 2024.

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 34th Fiscal Period (ended June 30, 2023) filed on September 15, 2023 resulting from the issuance of the Investment Corporation Bonds.

(End)

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