

March 27, 2024

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 loans before the due date as follows:

1. Prepayment of Short-Term Loans

(I) Prepayment date: April 1, 2024

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

(1)	Amount of loan to be prepaid	JPY 10,000 million	JPY 2,000 million
(2)	Amount of loan	JPY 10,000 million	JPY 6,500 million
(3)	Amount of loan Outstanding after the Prepayment	-	JPY 4,500 million
(4)	Lender	Mizuho Bank, Ltd.	
(5)	Interest rate	0.14000% (from March 14, 2024 through April 14, 2024)	0.11450% (from March 8, 2024 through April 7, 2024)
(6)	Borrowing date	February 14, 2024	March 8, 2024
(7)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan	
(8)	Interest payment date	The principal repayment date and the 14th of every month in the period until the principal repayment date	The principal repayment date and the 8th 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	February 14, 2025	March 10, 2025
(11)	Disclosure date	February 13, 2024	March 7, 2024

*As of today, no early repayment fee due to this loan prepayment is scheduled.

2. Funds for Prepayment

The above-mentioned loans will be prepaid by the proceeds from the first transfer of JRE Dojima Tower on April 1, 2024. For the details of disposition of JRE Dojima Tower, please refer to "Announcement of Acquisition of Domestic Real Estate and Disposition of Trust Beneficiary Interest in Domestic Real Estate" dated March 7, 2024.

3. Balance of interest-bearing debt after the debt financing

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	56,500	44,500	-12,000
Long-term loans payable (Variable interest rate)	17,000	17,000	±0
Long-term loans payable (Fixed interest rate)	373,700	373,700	±0
Total loans	447,200	435,200	-12,000
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	480,193	468,193	-12,000

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, 2023.

This is the English translation of the announcement in Japanese dated March 27, 2024.

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