

April 25, 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**

(1)	Prepayment date	April 30, 2024	May 8, 2024
(2)	Amount of loan to be prepaid	JPY 1,500 million	JPY 1,500 million
(3)	Amount of loan	JPY 1,500 million (Note1)	JPY 4,500 million (Note2)
(4)	Amount of loan Outstanding after the Prepayment	-	JPY 3,000 million
(5)	Lender	Mizuho Bank, Ltd.	
(6)	Interest rate	0.23000% (from March 29, 2024 through April 29, 2024)	0.23270% (from April 8, 2024 through May 7, 2024)
(7)	Borrowing date	October 31, 2023	March 8, 2024
(8)	Method of borrowing	Loan based on overdraft agreement Unsecured/unguaranteed loan	
(9)	Interest payment date	The principal repayment date and the last day 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
(10)	Method of principal repayment	Lump-sum repayment on the principal repayment date	
(11)	Principal repayment date	October 31, 2024	March 10, 2025
(12)	Disclosure date	October 27, 2023	March 7, 2024

\*There will be no early repayment fee due to this loan prepayment.

(Note1) The number stated in the “(3) Amount of loan” refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment and Debt Financing (Sustainability-Linked Loan)” dated January 29, 2024.

(Note2) The number stated in the “(3) Amount of loan” refers to the loan amount outstanding after the loan prepayment as described in the press release titled “Announcement of Loan Prepayment” dated March 27, 2024.

## 2. Funds for prepayment

The above-mentioned loans will be prepaid by cash on hand.

## 3. Balance of interest-bearing debt after the loan prepayment

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	44,500	41,500	-3,000
Long-term loans payable (Variable interest rate)	17,000	17,000	±0
Long-term loans payable (Fixed interest rate)	373,700	373,700	±0
<b>Total loans</b>	<b>435,200</b>	<b>432,200</b>	<b>-3,000</b>
Investment corporation bonds	32,993	32,993	±0
<b>Total investment corporation bonds</b>	<b>32,993</b>	<b>32,993</b>	<b>±0</b>
<b>Total interest-bearing debt</b>	<b>468,193</b>	<b>465,193</b>	<b>-3,000</b>

## 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 April 25, 2024.

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