

June 11, 2021

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 Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

1. Reason for the borrowing

Repayment of the existing long-term loan of JPY 4 billion executed on June 15, 2012.

2. Overview of the borrowing

(1) Borrowing date June 15, 2021

(2) Lender, Amount of loan, Principal repayment date

Lender	Amount of loan	Principal repayment date
Mizuho Bank, Ltd.	JPY 4,000 million	June 16, 2031

(3) Interest rate: 0.28875% (Fixed)

(4) Method of borrowing: Loan agreement dated June 11, 2021
Unsecured/unguaranteed loan

(5) Interest payment date: The principal repayment date and the 15th of every June and December in the period until the principal repayment date (Note)

(6) Method of principal repayment: Lump-sum repayment on the principal repayment date

(Note) When an interest payment date is not a business day, the interest shall be paid on the following business day or the immediately preceding business day if the following business day is in the following month.

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

(Units: millions of JPY)

	Before	After	Increase/Decrease
Short-term loans payable	18,000	18,000	±0
Long-term loans payable (Variable interest rate)	20,000	20,000	±0
Long-term loans payable (Fixed interest rate)	338,500	338,500	±0
Total loans	376,500	376,500	±0
Investment corporation bonds	42,993	42,993	±0
Total investment corporation bonds	42,993	42,993	±0
Total interest-bearing debt	419,493	419,493	±0

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, 2020.

This is the English translation of the announcement in Japanese dated June 11, 2021.

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