

February 21, 2024

For Immediate Release

REIT Issuer:  
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Takara Leben Real Estate Investment Corporation  
Representative: Tetsuo Saida, Executive Director  
(Securities Code: 3492)

Asset Manager:  
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### Notice Concerning Borrowing of Funds

Takara Leben Real Estate Investment Corporation (the “Investment Corporation”) hereby announces that today the Investment Corporation decided on the borrowing of funds (“Borrowing”) as detailed below.

#### 1. Details of the Borrowing

Category <sup>1</sup>	Lender <sup>2</sup>	Loan Amount (millions of yen)	Interest Rate <sup>3</sup>	Expected Drawdown Date	Repayment Date <sup>5</sup>	Repayment Method	Notes
Long-term loans	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger	3,880	Base interest <sup>4</sup> + 0.40% (Variable Interest Rate)	March 4, 2024	February 26, 2027	Lump-sum repayment at maturity	Unsecured/unguaranteed
		2,400	Base interest <sup>4</sup> + 0.50% (Variable Interest Rate)		February 29, 2028		
		3,590	Base interest <sup>4</sup> + 0.55% (Variable Interest Rate)		August 31, 2028		
		9,870	—	—	—	—	—

1. “Long-term” means loans due after one year from the drawdown date. The same applies hereafter.
2. “Loan syndicate” consists of Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., SBI Shinsei Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, Resona Bank, Limited., Aozora Bank, Limited, The Hiroshima Bank, Ltd., The Bank Of Fukuoka, Ltd., The Chiba Bank, Ltd., the Kiyo Bank, Ltd., The 77 Bank, Ltd. and Daishi Hokuetsu Bank, Ltd..
3. The interest payment due date shall be the first time on the last day of May 2024 and the last day of each of February, May, August and November of each year thereafter, and the principal payment due date. Provided, however, that in the event such day is other than a banking day, such day shall be the next business day, and in the event such next business day falls into the next month, such day shall be the previous business day.

Note: This press release is a document to publicize the borrowing of funds by the Investment Corporation to the public and is not prepared for the purpose of soliciting investment. When making an investment, investors are urged to make an investment at their own discretion after reviewing the prospectus for the issuance of new investment units and the notification of sale of investment units prepared by the Investment Corporation, and the revisions thereof (if any).

4. The base rate is the three-month interest rate (rounded up to the sixth decimal place) of the Japanese Yen TIBOR (Refinitiv17097) published by the JBA TIBOR Administration. The Japanese yen TIBOR published by the JBA TIBOR Administration can be found on the JBA TIBOR Administration's website (<https://www.jbatibor.or.jp/rate/>).
5. The Borrowing may be repaid, in whole or in part, before the due date, by prior written notice, provided that certain conditions are met after the Borrowing is disbursed and before the due date for repayment. If the due date is a day other than a bank business day, the next business day will be the repayment date, but if such next business day falls into the next month, the repayment date shall be the previous business day.

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## 2. Reason for the Borrowing

The Borrowing is for use as part of the funds for acquisition of 7 properties of assets to be acquired announced on February 14, 2024 in the “Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estate”, payment of expenses incidental thereto.

(Note) For an overview of the assets to be acquired, please refer to the “Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estate” announced on February 14, 2024.

## 3. Amount, Use and Scheduled Disbursement Date of Funds to be Procured

### (1) Amount of funds to be procured

9,870 million yen

### (2) Specific use of funds to be procured

Used to fund the acquisition of assets to be acquired and a portion of ancillary expenses.

### (3) Scheduled drawdown date

March 4, 2024

## 4. Status of Loans, etc. after the Borrowing

	(Millions of yen)		
	Before drawdown	After drawdown	Increase (decrease)
Short-term loans	—	—	—
Long-term loans <sup>1</sup>	67,150	77,020	9,870
Total loans	67,150	77,020	9,870
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	67,150	77,020	9,870

1. “Long-term loans” also includes long-term debt due within one year.

## 5. Other

Concerning the risks associated with the Borrowing, etc., there is no significant change from the content of “Part 2. Reference Information; Section 2. Supplementary Information on Reference Materials; 8. Investment Risks” in the securities registration statement submitted February 14, 2024 and “Part 1. Fund Information; Section 1. Status of Fund; 3. Investment Risks” in the securities report submitted on November 28, 2023.

The Investment Corporation’s website : <https://takara-reit.co.jp/en/index.html>

This notice is the English translation of the Japanese announcement on February 21, 2024. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

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