

August 23, 2013

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Noritada Terasawa, Executive Director

(TSE code: 8952)

<Asset Management Company>

Japan Real Estate Asset Management Co., Ltd.

Hiroshi Katayama, CEO & President

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Notice concerning New Loan

Announcement is hereby made that on August 23, 2013, Japan Real Estate Investment Corporation will procure funds through the following loan:

1. Reason for drawing down of the loan

To apply the funds toward the repayment of existing long-term loan (a total long-term loan of ¥5,000 million executed on September 1, 2008).

2. Details of the loan

- (1) Start of the loan period: September 2, 2013
 (2) Total amount of loan: ¥5,000 million
 (3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
Sumitomo Mitsui Trust Bank, Limited	¥5,000 million	September 2, 2014

- (4) Interest rate: Basic interest rate (JPY TIBOR for 1 month
in Japanese Bankers Association ("JBA")) + 0.08%
 (5) Borrowing method: Loan based on overdraft agreement concluded with lender
Unsecured/non-guaranteed loan
 (6) Interest payment date: 2nd of every month until the principal repayment date
 (7) Repayment of principal: Payment in full on the principal repayment date

· In the event that the interest payment date does not fall on a business day, the interest shall be paid on the next business day thereafter. If the next business day, however, falls in the following month, the payment shall be made on the business day immediately prior to the interest payment date.

- Basic interest rate for applicable rate is calculated based on Japanese Yen TIBOR for one month which JBA releases two business days before the interest payment date. (As of August 23, 2013, Japanese Yen TIBOR for one month is 0.15 %)
- With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA.
(<http://www.zenginkyo.or.jp/en/tibor/>)

3. Balance of interest-bearing debt after the new loan agreement (Note)

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	24,000	25,000	+1,000
Current portion of long-term loans	21,100	13,100	-8,000
Long-term loans	227,100	227,100	±0
Total loans	272,200	265,200	-7,000
Current portion of investment corporation bonds	15,000	15,000	±0
Investment corporation bonds (except for current portion)	30,000	40,000	+10,000
Total investment corporation bonds	45,000	55,000	+10,000
Total interest-bearing debts	317,200	320,200	+3,000

(Note) Balance after the issuance of the investment corporation bonds and after the repayment of the loans mentioned in Section 3 in the “Notice concerning Issuance of Investment Corporation Bonds” announced today

4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on June 25, 2013.

This notice is the English translation of the announcement in Japanese dated August 23, 2013 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.