

September 2, 2013

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Noritada Terasawa, Executive Director

(TSE code: 8952)

<Asset Management Company>

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Notice concerning Pre-payment of Loan

Announcement is hereby made that on September 2, 2013, Japan Real Estate Investment Corporation decided to make the pre-payment of the following existing loans prior to the principal repayment date:

1. Pre-payment of loan

- (a) Pre-payment date: September 9, 2013
- (b) Total amount of pre-payment: ¥4,000 million
- (c) Details of loans to be pre-paid before the due date:

<Short-term loans from The Bank of Tokyo-Mitsubishi UFJ, Ltd. and Mizuho Bank, Ltd. >

- 1) Total amount of loans: ¥8,000 million
- 2) Lender, amount of loan, amount of pre-payment, balance after the pre-payment of loan, start of the loan period and principal repayment date:

Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mizuho Bank, Ltd.
Amount of loan	¥2,000 million	¥6,000 million
Amount of pre-payment	¥2,000 million	¥2,000 million
Balance	¥0 million	¥4,000 million
Start of the loan period	January 7, 2013	
Principal repayment date	January 7, 2014	

- 3) Interest rate: 0.25% (From August 7, 2013 to September 8, 2013)
- 4) Borrowing method: Loan based on overdraft agreements concluded separately with respective lenders
Unsecured/non-guaranteed loan
- 5) Interest payment date: 7th of every month until the principal repayment date
- 6) Repayment of principal: Payment in full on the principal repayment date

* There will be no outstanding balance upon this pre-payment.

2. Funds for pre-payment

Part of the proceeds from the investment unit issuance received on August 30, 2013

3. Balance of interest-bearing debts after the pre-payment of the loans (as of September 9, 2013)

(Units: millions of yen)

	Before pre-payment	After pre-payment	Increase/Decrease
Short-term loans	29,000	25,000	-4,000
Current portion of long-term loans	13,100	13,100	±0
Long-term loans	227,100	227,100	±0
Total loans	269,200	265,200	-4,000
Current portion of investment corporation bonds	15,000	15,000	±0
Investment corporation bonds (except for current portion)	40,000	40,000	±0
Total investment corporation bonds	55,000	55,000	±0
Total interest-bearing debts	324,200	320,200	-4,000

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 September 2, 2013 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.