

April 22, 2014

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

Contact: Ryuta Yoshida,

Executive officer, General Manager, Planning Department

Phone: +81-3-3211-7921

Notice concerning Pre-payment of Loan

Announcement is hereby made that on April 22, 2014, 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: April 30, 2014
- (b) Total amount of pre-payment: ¥5,000 million
- (c) Details of loans to be pre-paid before the due date:

<Short-term loan from The Bank of Tokyo-Mitsubishi UFJ Ltd. >

- 1) Total amount of loans: ¥3,000 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.
Amount of loan	¥3,000 million
Amount of pre-payment	¥3,000 million
Balance	¥0 million
Start of the loan period	July 31, 2013
Principal repayment date	July 31, 2014

- 3) Interest rate: 0.2263% (From March 31, 2014 to April 29, 2014)
- 4) Borrowing method: Loan based on overdraft agreement concluded separately with lender
Unsecured/non-guaranteed loan
- 5) Interest payment date: End 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.

<Short-term loan from The Bank of Tokyo-Mitsubishi UFJ Ltd. >

- 1) Total amount of loans: ¥3,700 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.
Amount of loan	¥3,700 million
Amount of pre-payment	¥2,000 million
Balance	¥1,700 million
Start of the loan period	March 31, 2014
Principal repayment date	March 31, 2015

- 3) Interest rate: 0.2163% (From March 31, 2014 to April 29, 2014)
 - 4) Borrowing method: Loan based on overdraft agreement concluded separately with lender
Unsecured/non-guaranteed loan
 - 5) Interest payment date: End 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 issuance of new units received on April 15, 2014

In addition to this prepayment, part of such proceeds will be appropriated for the scheduled payment of short-term loan of 3,000 million yen from The Mizuho Bank, Ltd. due on April 30, 2014.

3. Balance of interest-bearing debts after the pre-payment of the loans (as of April 30, 2014)

(Units: millions of yen)

	Before pre-payment	After pre-payment	Increase/Decrease
Short-term loans	37,100	29,100	-8,000
Current portion of long-term loans	5,100	5,100	±0
Long-term loans (except for current portion)	242,000	242,000	±0
Total loans	284,200	276,200	-8,000
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	339,200	331,200	-8,000

The Increase/Decrease in short-term loans is included the scheduled payment of short-term loan of 3,000 million yen from The Mizuho Bank, Ltd. due on April 30, 2014.

4. Others

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

This notice is the English translation of the announcement in Japanese dated April 22, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.