

December 26, 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 New Loan

Announcement is hereby made that on December 26, 2014, Japan Real Estate Investment Corporation will procure funds through the following loans:

1. Reason for drawing down of the loans

To apply the funds toward the repayment of existing short-term loan (a total short-term loan of ¥4,500 million executed on January 7, 2014).

2. Details of the loans

- (1) Start of the loans period: January 7, 2015
 (2) Total amount of loans: ¥4,500 million
 (3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
Mizuho Bank, Ltd.	¥2,000 million	January 7, 2016
The Daishi Bank, Ltd.	¥1,500 million	January 7, 2016
The 77 Bank, Ltd.	¥1,000 million	January 7, 2016

- (4) Interest rate: Base interest rate (Japanese Bankers Association ("JBA") JPY TIBOR for 1 month) + 0.05% (Note 1)
 (5) Borrowing method: Loan based on overdraft agreement concluded with each lender
 Unsecured/non-guaranteed loan
 (6) Interest payment date: 7th of every month until the principal repayment date (Note 2)
 (7) Repayment of principal: Payment in full on the principal repayment date

- (Note 1) ・Base 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 December 26, 2014, Japanese Yen TIBOR for one month is 0.13182 %)
- ・With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA TIBOR Administration. (<http://www.jbatibor.or.jp/english/rate/>)
- (Note 2) ・In the event that the interest payment date falls on a non-business day, the interest shall be paid on the following business day. If the following business day, however, falls in the following month, the payment shall be made on the business day immediately prior to the interest payment date.

3. Balance of interest-bearing debt after the new loan agreements

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	21,500	21,500	±0
Current portion of long-term loans	16,600	16,600	±0
Long-term loans (except for current portion)	265,450	265,450	±0
Total loans	303,550	303,550	±0
Current portion of investment corporation bonds	20,000	20,000	±0
Investment corporation bonds (except for current portion)	20,000	20,000	±0
Total investment corporation bonds	40,000	40,000	±0
Total interest-bearing debts	343,550	343,550	±0

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, 2014.

This notice is the English translation of the announcement in Japanese dated December 26, 2014.
However, no assurance or warranties are given for the completeness or accuracy of this English translation.