

March 25, 2015

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.

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Notice concerning New Loans ②

Japan Real Estate Investment Corporation hereby announces its decision on March 25, 2015, to procure funds as follows:

1. New Loans

(1) Reason for drawing down of the loans

To apply the funds toward a part of the funds to purchase trust beneficially right in trust of domestic real estate, Umeda Square Building, announced on March 18, 2015.

(2) Details of the loans

<Short-term loan ①>

- (1) Start of loan period: April 1, 2015
- (2) Amount of loan: ¥11,000 million
- (3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥5,500 million	April 1, 2016
Mizuho Bank, Ltd.	¥5,500 million	

- (4) Interest rate: Base rate (1-month JPY TIBOR by “JBA” (Japanese Banker’s Association))+ 0.05% (Note1)
- (5) Borrowing method: Loan based on overdraft agreement concluded with each lender
Unsecured/non-guaranteed loan

- (6) Interest payment date: 1st of every month until the principal repayment date (Note 2)
- (7) Repayment of principal: Payment in full on the principal repayment date
(pre-payment possible)

<Short-term loan ② >

- (1) Start of loan period: April 1, 2015
- (2) Amount of loan: ¥4,500 million
- (3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
Shinsei Bank, Ltd.	¥4,500 million	April 8, 2015

- (4) Interest rate: Base rate (1-week JPY TIBOR by “JBA” (Japanese Banker’s Association))+ 0.05% (Note3)
- (5) Borrowing method: Loan based on overdraft agreement concluded with lender
Unsecured/non-guaranteed loan
- (6) Repayment of principal: Payment in full on the principal repayment date
(pre-payment possible)

(Note1) ・ Base rate to calculate the interest to pay on an interest payment day is 1-month JPY TIBOR released by JBA two business days before the interest payment date. (1-month JPY TIBOR on March 25, 2015 is 0.13%)

- ・ Please refer to JBA TIBOR administration’s website (<http://www.jbatibor.or.jp/english/rate/>) for more information regarding Japanese Yen TIBOR of JBA.

(Note2) ・ In the event that the interest payment date does not fall on a 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 preceding business day of the interest payment date.

(Note3) ・ Base rate to calculate the interest to pay on a principal repayment day is 1-week JPY TIBOR released by JBA two business days before the starting day of the loan period. (1-week JPY TIBOR on March 25, 2015 is 0.10818%)

- ・ Please refer to JBA TIBOR administration’s website (<http://www.jbatibor.or.jp/english/rate/>) for more information regarding Japanese Yen TIBOR of JBA.

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

(Units: millions of yen)

	Before new loan (Note4)	After new loan	Increase/Decrease
Short-term loans	32,500	48,000	±15,500
Current portion of long-term loans	16,600	16,600	±0
Long-term loans (except for current portion)	271,900	271,900	±0
Total loans	321,000	336,500	±15,500
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	361,000	376,500	±15,500

(Note4) These are the balances after the refinancing of the loan announced in the Release, “ Notice concerning New Loans ①” issued today.

4. Others

Regarding the loan repayment related risks, 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 March 25, 2015.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.