

July 15, 2015

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Hiroshi Nakajima, Executive Director

(TSE code: 8952)

<Asset Management Company>

Japan Real Estate Asset Management Co., Ltd.

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Notice concerning New Loans

Japan Real Estate Investment Corporation hereby announces its decision on July 15, 2015, to procure funds through the loan as follows:

1. Reason for drawing down of the loans

To apply the funds toward redemption of the 8th Investment Corporation Bonds to be matured on July 23, 2015.

2. Details of the loans

- (1) Start of loan period: July 22, 2015
(2) Amount of loans: ¥10,000 million
(3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
Shinsei Bank, Ltd.	¥5,000 million	August 24, 2015
Resona Bank, Ltd.	¥5,000 million	

- (4) Interest rate: Base rate (1-month JPY TIBOR by “JBA” (Japanese Banker’s Association))+ 0.04% (Note1)
(5) Borrowing method: Loan based on overdraft agreement concluded with each 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 by JBA on July 15, 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.

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

(Units: millions of yen)

	Before new loans	After new loans (Note2)	Increase/Decrease
Short-term loans	37,500	47,500	+10,000
Current portion of long-term loans	34,100	34,100	±0
Long-term loans (except for current portion)	254,400	254,400	±0
Total loans	326,000	336,000	+10,000
Current portion of investment corporation bonds	10,000	0	−10,000
Investment corporation bonds (except for current portion)	20,000	20,000	±0
Total investment corporation bonds	30,000	20,000	−10,000
Total interest-bearing debts	356,000	356,000	±0

(Note2) This is the balance after the execution of redemption of 8th Investment Corporation Bonds to be matured on July 23, 2015.

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 June 25, 2015.

This notice is the English translation of the announcement in Japanese dated July 15, 2015.

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