

April 23, 2018

For Immediate Release

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 Japan Real Estate Investment Corporation
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Announcement of Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision on April 23, 2018 to procure funds as follows:

1. Reason for the borrowing

Repayment of the existing short-term loan of ¥3 billion executed on March 30, 2018.

2. Details of the borrowing

- (1) Start of loan period: April 27, 2018
 (2) Amount of loan: ¥3,000 million
 (3) Lender, amount of loan and principal repayment date

Lender	Amount of loan	Principal repayment date
Sumitomo Mitsui Trust Bank, Limited	¥3,000 million	May 28, 2018

- (4) Interest rate: Base rate (1-month JPY TIBOR by “JBA” (Japanese Bankers Association)) + 0.02% (Note 1)
 (5) Borrowing method: Loan based on overdraft agreement with the lender
 Unsecured/unguaranteed loan
 (6) Interest payment date: May 28, 2018
 (7) Repayment of principal: Payment in full on the principal repayment date
 (pre-payment possible)

(Note 1) ・ Base rate to calculate the interest to pay on the interest payment date is 1-month JPY TIBOR released by JBA two business days before the latest interest payment date (1-month JPY TIBOR by JBA on April 23, 2018 is 0.05364%).

・ 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 debt financing

(Units: millions of yen)

	Before	After	Increase/Decrease
Short-term loans	18,000	18,000	±0
Long-term loans (Variable interest)	22,000	22,000	±0
Long-term loans (Fixed interest)	318,000	318,000	±0
Total loans	358,000	358,000	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debts	390,993	390,993	±0

4. Others

Regarding loan repayment related risks, there is no important change to the “Investment risks” description in the latest securities report submitted on December 26, 2017.

This is the English translation of the announcement in Japanese dated April 23, 2018.

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