

August 29, 2018

For Immediate Release

<Investment Corporation>
Japan Real Estate Investment Corporation
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(TSE code: 8952)

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Announcement of Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision on August 29, 2018 to procure funds as follows:

1. Reason for the borrowing

Repayment of the existing long-term loan of ¥3 billion executed on August 31, 2011.

2. Details of the borrowing

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|------------------------------|--|
| (1) Amount of loan: | ¥3,000 million |
| (2) Lender | Sumitomo Mitsui Trust Bank, Limited |
| (3) Interest rate: | 0.32% (fixed interest) |
| (4) Start of loan period: | August 31, 2018 |
| (5) Borrowing method: | Loan agreement on August 29, 2018
Unsecured/unguaranteed loan |
| (6) Interest payment date: | End of every February and August until the principal repayment date (Note 1) |
| (7) Repayment of principal: | Payment in full on the principal repayment date |
| (8) Principal repayment date | August 29, 2025 |

(Note 1) 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.

3. Balance of interest-bearing debt after the debt financing

(Units: millions of yen)

	Before	After	Increase/Decrease
Short-term loans	22,500	22,500	±0
Long-term loans (Variable interest)	22,000	22,000	±0
Long-term loans (Fixed interest)	318,000	318,000	±0
Total loans	362,500	362,500	±0
Investment corporation bonds	22,993	22,993	±0
Total investment corporation bonds	22,993	22,993	±0
Total interest-bearing debts	385,493	385,493	±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 June 26, 2018.

This is the English translation of the announcement in Japanese dated August 29, 2018.

No assurance or warranties are given for the completeness or accuracy of this English translation.