

October 29, 2019

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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(TSE code: 8952)

Asset Management Company

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Announcement of Loan Pre-payment and Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision on October 29, 2019 to repay the existing loan before the due date and to procure funds as follows:

1. Loan pre-payment

- (a) Pre-payment date: November 5, 2019
- (b) Total amount of pre-payment: ¥5,500 million
- (c) Outline of loan to be repaid before the due date:

- (1) Lender, amount of loan, borrowing date, principal repayment date, and interest rate:

Lender	Mizuho Bank, Ltd.
Amount of loan	¥5,500 million
Borrowing date	April 3, 2019
Principal repayment date	April 3, 2020
Interest rate	0.1172% (From October 3, 2019 to November 4, 2019)

- (2) Method of borrowing: Loan based on overdraft agreement
Unsecured/unguaranteed loan
- (3) Method of principal repayment: Lump-sum repayment on the principal repayment date

*There will be no settlement amount due to this loan pre-payment.

2. Debt Financing

(I) Reason for the borrowing

To appropriate the funds for pre-payment of the above mentioned loan of ¥5,500 million.

(II) Outline of the borrowing

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|------------------------------------|---|
| (1) Amount of loan: | ¥5,500 million |
| (2) Lender: | Mizuho Bank, Ltd. |
| (3) Interest rate: | Base rate (1-week JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.04 % (Note 1) |
| (4) Borrowing date | November 5, 2019 |
| (5) Method of borrowing: | Loan based on overdraft agreement
Unsecured/unguaranteed loan |
| (6) Interest payment date: | November 12, 2019 and the principal repayment date |
| (7) Method of principal repayment: | Lump-sum repayment on the principal repayment date |
| (8) Principal repayment date: | November 15, 2019 |

(Note 1) ・ The base rate to calculate the interest to be paid on an interest payment date is JBA 1-week JPY TIBOR as of the second preceding business day of the most recent interest payment date. (JBA1-week JPY TIBOR as of October 29, 2019 is 0.02273%.)

・ For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<http://www.jbatibor.or.jp/english/rate/>).

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

(Units: millions of yen)

	Before	After	Increase/Decrease
Short-term loans payable	13,500	13,500	±0
Long-term loans payable (Variable interest rate)	22,000	22,000	±0
Long-term loans payable (Fixed interest rate)	318,500	318,500	±0
Total loans	354,000	354,000	±0
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	386,993	386,993	±0

4. Others

Regarding risks pertaining to this loan repayment, there is no material change to the "Investment risks" description in the latest securities report submitted on June 25, 2019.

This is the English translation of the announcement in Japanese dated October 29, 2019.

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