

February 10, 2020

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 Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

1. Reason for the borrowing

Repayment of the existing short-term loan of ¥11 billion executed on November 15, 2019.

2. Outline of the borrowing

- | | |
|------------------------------------|--|
| (1) Amount of loan: | ¥11,000 million |
| (2) Lender: | MUFG Bank, Ltd. (Note1) |
| (3) Interest rate: | Base rate (3-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.040% (Note2) |
| (4) Borrowing date | February 17, 2020 |
| (5) Method of borrowing: | Loan based on overdraft agreement
Unsecured/unguaranteed loan |
| (6) Interest payment date: | the principal repayment date |
| (7) Method of principal repayment: | Lump-sum payment of principal and interest on the principal repayment date |
| (8) Principal repayment date | May 18, 2020 |

(Note1) • The lender, MUFG Bank, Ltd., will assign all or part of the loan receivable to be owed by JRE to Mitsubishi UFJ Trust and Banking Corporation ("MUTB"), and then MUTB will form a money trust called "jointly-operated designated money trust". In the money trust operations, MUTB jointly manages their investors' money in trust, whose investment destination is designated as the said loan receivable. For more information, please refer to "Announcement of Debt Financing" dated November 8, 2019.

(Note2) • The base rate to calculate the interest to be paid on an interest payment date is JBA 3-month JPY TIBOR as of the second preceding business day of the most recent interest payment date. (JBA 3-month JPY TIBOR

as of February 10, 2020 is 0.06909%.)

- 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	14,000	14,000	±0
Long-term loans payable (Variable interest rate)	23,000	23,000	±0
Long-term loans payable (Fixed interest rate)	317,000	317,000	±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 December 25, 2019.

This is the English translation of the announcement in Japanese dated February 10, 2020.

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