

September 12, 2014

To whom it may concern:

&lt;Investment Corporation&gt;

Japan Real Estate Investment Corporation

Noritada Terasawa, Executive Director

(TSE code: 8952)

&lt;Asset Management Company&gt;

Japan Real Estate Asset Management Co., Ltd.

Hiroshi Katayama, CEO &amp; President

Contact: Ryuta Yoshida,

Executive officer, General Manager, Planning Department

Phone: +81-3-3211-7921

## Notice concerning Pre-payment of Loan

Announcement is hereby made that on September 12, 2014, Japan Real Estate Investment Corporation decided to make the pre-payment of the following existing loans prior to the principal repayment date:

### 1. Pre-payment of loan

- (a) Pre-payment date: September 18, 2014
- (b) Total amount of pre-payment: ¥3,400 million
- (c) Details of loans to be pre-paid before the due date:

<Short-term loans from Mizuho Bank, Ltd. and The Bank of Tokyo-Mitsubishi UFJ, Ltd. >

- 1) Total amount of loans: ¥5,400 million
- 2) Lender, amount of loan, amount of pre-payment, balance after the pre-payment of loan, start of the loan period and principal repayment date:

Lender	Mizuho Bank, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Amount of loan	¥3,700 million	¥1,700 million (Note)
Amount of pre-payment	¥1,700 million	¥1,700 million
Balance	¥2,000 million	¥0 million
Start of the loan period	March 31, 2014	
Principal repayment date	March 31, 2015	

- 3) Interest rate: 0.2163 % (From August 29, 2014 to September 29, 2014)
- 4) Borrowing method: Loans based on overdraft agreements concluded separately with respective lenders  
Unsecured/non-guaranteed loan
- 5) Interest payment date: End of every month until the principal repayment date
- 6) Repayment of principal: Payment in full on the principal repayment date

(Note) The amount of loan from The Bank of Tokyo-Mitsubishi UFJ,Ltd. is the balance after the pre-payment of the loan mentioned in “Notice concerning Pre-repayment” dated on April 22, 2014.

\* There will be a settlement fee of approx.¥39,570 upon this pre-payment.

## 2. Funds for pre-payment

Cash reserves.

## 3. Balance of interest-bearing debts after the pre-payment of the loans (as of September 18, 2014)

(Units: millions of yen)

	Before pre-payment	After pre-payment	Increase/Decrease
Short-term loans	34,900	31,500	-3,400
Current portion of long-term loans	19,600	19,600	±0
Long-term loans (except for current portion)	232,500	232,500	±0
<b>Total loans</b>	<b>287,000</b>	<b>283,600</b>	<b>-3,400</b>
Current portion of investment corporation bonds	20,000	20,000	±0
Investment corporation bonds (except for current portion)	20,000	20,000	±0
<b>Total investment corporation bonds</b>	<b>40,000</b>	<b>40,000</b>	<b>±0</b>
<b>Total interest-bearing debts</b>	<b>327,000</b>	<b>323,600</b>	<b>-3,400</b>

## 4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on June 25, 2014

This notice is the English translation of the announcement in Japanese dated September 12, 2014. However, no assurance or warranties are given for the completeness or accuracy of this English translation.