

July 28, 2015

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Hiroshi Nakajima, Executive Director

(TSE code: 8952)

<Asset Management Company>

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Notice concerning New Loans

Japan Real Estate Investment Corporation hereby announces its decision on July 28, 2015 to procure funds by a general syndication method as follows:

1. New Loans

(1) Reason for drawing down of the loans

To apply the funds to a repayment of existing short-term loans of ¥6,500 million. The details for a repayment of existing short-term loans will be informed as soon as it is decided.

(2) Details of the loans

- (1) Start of loans period: August 10, 2015
- (2) Amount of loans: ¥6,500 million
- (3) Arranger & Agent: The Bank of Tokyo-Mitsubishi UFJ, Ltd.
- (4) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
The Gunma Bank, Ltd.	¥1,000 million	August 10, 2022
The Shinkumi Federation Bank	¥1,000 million	
The Daishi Bank, Ltd.	¥1,000 million	
The Chugoku Bank, Ltd.	¥1,000 million	
The Toho Bank, Ltd.	¥1,000 million	
The Fukui Bank, Ltd.	¥1,000 million	
The Tochigi Bank, Ltd.	¥500 million	

- (5) Interest rate: Base interest rate (ICE Benchmark Administration (IBA) 3-month EUR/JPY LIBOR) + 0.07% (Note 1,2)

- (6) Borrowing method: Loan agreements will be concluded with the agent and the lenders (the above (3),(4)) on August 5, 2015.
Unsecured/non-guaranteed
- (7) Interest payment dates: 10th of February, May, August and November of every year until the principal repayment date (Note3)
- (8) Repayment of the principal: Payment in full on the principal repayment date

(Note1) Base rate to calculate the interest to pay on an interest payment day is 3-month EUR/JPY LIBOR released two bank business days in London before the interest payment date at 11:00 am (GMT) by ICE Benchmark Administration (IBA). (3-month EUR/JPY LIBOR by IBA released on July 27, 2015 is 0.09643%)

(Note2) Interest rate of the loans will be fixed by execution of an interest rate swap agreement prior to the start of the loans period

(Note3) 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.

2. Balance of interest-bearing debt after the new loans

(Units: millions of yen)

	Before new loans	After new loans (Note4)	Increase/Decrease
Short-term loans	47,500	47,500	±0
Current portion of long-term loans	34,100	34,100	±0
Long-term loans (except for current portion)	254,400	260,900	+ 6,500
Total loans	336,000	342,500	+ 6,500
Current portion of investment corporation bonds	0	0	±0
Investment corporation bonds (except for current portion)	20,000	20,000	±0
Total investment corporation bonds	20,000	20,000	±0
Total interest-bearing debts	356,000	362,500	+ 6,500

(Note4) This is the balance before a repayment of existing short-term loans of ¥6,500 million.

3. 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, 2015.

This notice is the English translation of the announcement in Japanese dated July 28, 2015. However, no assurance or warranties are given for the completeness or accuracy of this English translation.