

August 5, 2015

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Hiroshi Nakajima, Executive Director

(TSE code: 8952)

<Asset Management Company>

Japan Real Estate Asset Management Co., Ltd.

Hiroshi Katayama, CEO & President

Contact: Ryuta Yoshida,

Executive officer, General Manager, Planning Department

Phone: +81-3-3211-7921

Notice concerning Pre-payment of Loans

Announcement is hereby made that on August 5, 2015, 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 loans

- (i) Pre-payment date: August 10, 2015
- (ii) Total amount of pre-payment: ¥8,500 million
- (iii) Details of loans to be pre-paid before the due date:

<Shinsei Bank, Ltd., Resona Bank, Ltd.>

- (1) Amount of loans: ¥10,000 million
- (2) Lender, amount of loan, amount of pre-payment, balance after the pre-payment of loan, start of loan period and principal repayment date:

| Lender | Shinsei Bank, Ltd. | Resona Bank, Ltd. |
|--------------------------|--------------------|-------------------|
| Amount of loan | ¥5,000 million | ¥5,000 million |
| Amount of pre-payment | ¥3,500 million | ¥5,000 million |
| Balance | ¥1,500 million | ¥0 million |
| Start of loan period | July 22, 2015 | |
| Principal repayment date | August 24, 2015 | |

- (3) Interest rate: 0.17% (From July 22, 2015 to August 23, 2015)
- (4) Borrowing method: Loan based on overdraft agreement concluded with each lender
Unsecured/unguaranteed loan
- (5) Repayment of principal: Payment in full on the principal repayment date

* There will be a settlement fee of approx. ¥71,400 upon this pre-payment.

2. Funds for pre-payment

Long-term loans scheduled on August 10, 2015 by a general syndication loan method (¥6,500 million) and cash reserves (¥2,000 million).

*Please refer to the release “Notice concerning New Loans” dated July 28, 2015 regarding the long-term loans.

3. Balance of interest-bearing debts after the pre-payment of loans

(Units: millions of yen)

| | Before pre-payment (Note) | After pre-payment | Increase/Decrease |
|--|------------------------------|-------------------|-------------------|
| Short-term loans | 47,500 | 39,000 | — 8,500 |
| Current portion of long-term loans | 34,100 | 34,100 | ±0 |
| Long-term loans (except for current portion) | 260,900 | 260,900 | ±0 |
| Total loans | 342,500 | 334,000 | — 8,500 |
| 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 | 362,500 | 354,000 | — 8,500 |

(Note) This is the balance after the new loans announced in “Notice concerning New Loans” dated July 28, 2015.

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, 2015.

This notice is the English translation of the announcement in Japanese dated August 5, 2015.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.