

August 18, 2015

To whom it may concern:

&lt;Investment Corporation&gt;

Japan Real Estate Investment Corporation

Hiroshi Nakajima, 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: +81-3-3211-7951

## Notice concerning New Loan

Japan Real Estate Investment Corporation hereby announces its decision on August 18, 2015, to procure funds through the loan as follows:

### 1. Reason for drawing down of the loan

To apply the funds toward a repayment of the existing short-term loan of ¥1,500 million which is the balance after the pre-payment of a part of the short-term loan of ¥ 5,000 million executed on July 22, 2015.

### 2. Details of the loan

(1) Start of loan period: August 24, 2015

(2) Amount of loan: ¥1,500 million

(3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
Shinsei Bank, Ltd.	¥1,500 million	August 24, 2016

(4) Interest rate: Base rate (1-month JPY TIBOR by “JBA” (Japanese Banker’s Association ) )+ 0.04% (Note)

(5) Borrowing method: Loan based on overdraft agreement concluded with lender  
Unsecured/unguaranteed loan

(6) Repayment of principal: Payment in full on the principal repayment date  
(pre-payment possible)

(Note) ・ Base rate to calculate the interest to pay on an interest payment day is 1-month JPY TIBOR released by JBA two business days before the interest payment date. (1-month JPY TIBOR by JBA on August 18, 2015 is 0.13%)

・ Please refer to JBA TIBOR administration’s website (<http://www.jbatibor.or.jp/english/rate/>) for more information regarding Japanese Yen TIBOR of JBA.

### 3. Balance of interest-bearing debt after the new loan

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	39,000	39,000	±0
Current portion of long-term loans	34,100	34,100	±0
Long-term loans (except for current portion)	260,900	260,900	±0
<b>Total loans</b>	<b>334,000</b>	<b>334,000</b>	<b>±0</b>
Current portion of investment corporation bonds	0	0	±0
Investment corporation bonds (except for current portion)	20,000	20,000	±0
<b>Total investment corporation bonds</b>	<b>20,000</b>	<b>20,000</b>	<b>±0</b>
<b>Total interest-bearing debts</b>	<b>354,000</b>	<b>354,000</b>	<b>±0</b>

### 4. Others

Regarding the loan repayment related risks, 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 18, 2015.

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