

August 26, 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: +81-3-3211-7951

Notice concerning New Loans

Japan Real Estate Investment Corporation hereby announces its decision on August 26, 2015, to procure funds as follows:

1. Reason for drawing down of the loans

To apply the funds toward a part of the funds for purchasing the domestic real estate “AER” announced on August 11, 2015 (¥3,500 million) and a part of the funds for the pre-payment of the existing short-term loans announced on August 25, 2015 (¥2,500 million).

2. Details of the loans

(1) Start of loan period: September 1, 2015

(2) Amount of loan: ¥6,000 million

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

| Lender | Amount of loan | Principal repayment date (pre-payment possible) |
|----------------------|----------------|--|
| Shinkin Central Bank | ¥2,000 million | September 1, 2016 |
| Shinsei Bank, Ltd. | ¥2,000 million | |
| Resona Bank, Ltd. | ¥2,000 million | |

(4) Interest rate: Base rate (1-month JPY TIBOR by “JBA” (Japanese Banker’s Association))+ 0.04% (Note1)

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

(6) Interest payment date: 1st of every month until the principal repayment date (Note 2)

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

(Note1) ・ 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 26, 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.

(Note2) 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.

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

(Units: millions of yen)

| | Before new loans (Note3) | After new loans | Increase/Decrease |
|--|-----------------------------|-----------------|-------------------|
| Short-term loans | 34,500 | 40,500 | +6,000 |
| 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 | 329,500 | 335,500 | +6,000 |
| 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 | 349,500 | 355,500 | +6,000 |

(Note3) This is the balance after the pre-payment announced in the release "Notice concerning Pre-payment of Loans" dated August 25, 2015.

4. Others

Regarding 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 26, 2015.

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