

August 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 (1)

Japan Real Estate Investment Corporation hereby announces its decision on August 28, 2015, to procure funds through the following loans:

1. Reason for drawing down of the loans

To apply the funds toward a part of the funds for purchasing domestic real estate “AER” (¥16,000 million) and a repayment of the existing long-term loan of ¥2,000 million executed on September 1, 2008.

2. Details of the loans

<Long-term loan ①>

- | | |
|-------------------------------|--|
| (1) Total amount of loan: | ¥5,000 million |
| (2) Lender: | The Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| (3) Interest rate: | 0.20% (fixed) |
| (4) Start of loan period: | September 1, 2015 |
| (5) Borrowing method: | Loan agreement concluded with lender on August 28, 2015
Unsecured/unguaranteed loan |
| (6) Interest payment date: | 1st of March and September of every year until the principal repayment date (Note 1) |
| (7) Repayment of principal: | Payment in full on the principal repayment date |
| (8) Principal repayment date: | September 2, 2019 (pre-payment possible) |

<Long-term loan ②>

- | | |
|---------------------------|--|
| (1) Total amount of loan: | ¥3,500 million |
| (2) Lender: | Mitsubishi UFJ Trust and Banking Corp. |

- (3) Interest rate: 0.63% (fixed)
- (4) Start of loan period: September 1, 2015
- (5) Borrowing method: Loan agreement concluded with lender on August 28, 2015
Unsecured/unguaranteed loan
- (6) Interest payment date: 1st of March and September of every year until the principal repayment date (Note 1)
- (7) Repayment of principal: Payment in full on the principal repayment date
- (8) Principal repayment date: September 2, 2024 (pre-payment possible)

<Long-term loan ③>

- (1) Total amount of the loan: ¥2,500 million
- (2) Lender: Mizuho Bank, Ltd.
- (3) Interest rate: 0.17% (fixed)
- (4) Start of the loan period: September 1, 2015
- (5) Borrowing method: Loan agreement concluded with lender on August 28, 2015
Unsecured/unguaranteed loan
- (6) Interest payment date: 1st of March and September of every year until the principal repayment date (Note 1)
- (7) Repayment of principal: Payment in full on the principal repayment date
- (8) Principal repayment date: March 1, 2019 (pre-payment possible)

<Long-term loan ④>

- (1) Total amount of the loan: ¥7,000 million
- (2) Lender: Development Bank of Japan Inc.
- (3) Interest rate: 0.7175% (fixed)
- (4) Start of the loan period: September 1, 2015
- (5) Borrowing method: Loan agreement concluded with lender on August 28, 2015
Unsecured/unguaranteed loan
- (6) Interest payment date: 1st of March and September of every year until the principal repayment date (Note 1)
- (7) Repayment of principal: Payment in full on the principal repayment date
- (8) Principal repayment date: September 1, 2025 (pre-payment possible)

(Note 1) 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 (Note 2)	After new loans (Note 3)	Increase/Decrease
Short-term loans	40,500	40,500	±0
Current portion of long-term loans	34,100	32,100	−2,000
Long-term loans (except for current portion)	260,900	278,900	+18,000
Total loans	335,500	351,500	+16,000
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	355,500	371,500	+16,000

(Note 2) ・This is the balance after the loans announced in the release “Notice concerning New Loans” dated August 26, 2015.

・This is the balance before the refinancing on September 2, 2015 announced in the release “Notice concerning New Loan and Execution of Interest Rate Swap Agreement” dated August 27, 2015.

(Note 3) Regarding the balance as of September 1, 2015, please see also the release “Notice concerning New Loan (2)” announced today.

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 28, 2015.

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