

March 25, 2020

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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Asset Management Company

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Announcement of Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision today to procure funds as follows:

1. Reason for the borrowing

Part of the acquisition fund of trust beneficial interests in domestic real estate (Shinjuku Eastside Square and Shinjuku Front Tower), which is stated in a press release "Announcement of Acquisition of Domestic Real Estate and Trust Beneficial Interests in Domestic Real estate" announced today.

2. Outline of the borrowing

(1) Borrowing date March 27, 2020

(2) Lender, Amount of loan, Principal repayment date

Lender	Amount of loan	Principal repayment date
MUFG Bank, Ltd.	JPY 5,000 million	March 29, 2021
Mizuho Bank, Ltd.	JPY 5,000 million	
Sumitomo Mitsui Banking Corporation	JPY 5,000 million	

(3) Interest rate: Base rate (1-month JPY TIBOR published by Japanese Bankers Association (hereinafter "JBA")) + 0.040% (Note1)

(4) Method of borrowing: Loan based on overdraft agreement
Unsecured/unguaranteed loan

(5) Interest payment date: 27th of every month until the principal repayment date (Note2)

(6) Method of principal repayment: Lump-sum repayment on the principal repayment date

(Note1) • The base rate to calculate the interest to be paid on an interest payment date is JBA 1-month JPY TIBOR as of the second preceding business day of the most recent interest payment date. (JBA

1-month JPY TIBOR as of March 25, 2020 is 0.080%.)

- For the JBA Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<http://www.jbatibor.or.jp/english/rate/>).

(Note2) In the event that an 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 immediately preceding business day of the interest payment date.

3. Balance of interest-bearing debt after the debt financing

(Units: millions of yen)

	Before	After	Increase/Decrease
Short-term loans payable	14,000	29,000	+15,000
Long-term loans payable (Variable interest rate)	23,000	23,000	±0
Long-term loans payable (Fixed interest rate)	317,000	317,000	±0
Total loans	354,000	369,000	+15,000
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debt	386,993	401,993	+15,000

4. Others

Regarding risks pertaining to these loan repayments, there is no material change to the "Investment risks" description in the latest securities report submitted on December 25, 2019.

This is the English translation of the announcement in Japanese dated March 25, 2020.

No assurance or warranties are given for the completeness or accuracy of this English translation.