

May 30, 2017

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 Loan

Japan Real Estate Investment Corporation (“JRE”) hereby announces its decision on May 30, 2017 to procure funds as follows:

1. Reason for drawing down of loan

To allocate the funds for repayment of the existing long-term loan of ¥12 billion executed on June 1, 2011.

2. Details of the loan

<Long-term loan>

- | | |
|-------------------------------|--|
| (1) Amount of loan: | ¥12,000 million |
| (2) Lender | Mitsubishi UFJ Trust and Banking Corporation |
| (3) Interest rate: | Base rate (1-month JPY LIBOR by IBA (ICE Benchmark Administration)) + 0.09% (Note 1) |
| (4) Start of loan period: | June 1, 2017 |
| (5) Borrowing method: | Loan agreement concluded on May 30, 2017
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 |
| (8) Principal Repayment Date: | June 1, 2023 (pre-payment possible) |

(Note 1) ・ Base rate to calculate the interest to pay on the interest payment date is 1-month JPY LIBOR released two bank business days in London before the latest interest payment date at 11:00 am (GMT) by IBA (1-month JPY LIBOR released by IBA on May 26, 2017 is -0.01629%).

・ Please refer to “Loans and Bonds” under Financial Summary of JRE’s website (<http://www.j-re.co.jp/en/cms/finance/debt.html>) for interest rate of the new loan.

(Note 2) ・ 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 loan

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	36,000	36,000	±0
Current portion of long-term loans	56,500	44,500	-12,000
Long-term loans (except for current portion)	246,500	258,500	+12,000
Total loans	339,000	339,000	±0
Current portion of investment corporation bonds	0	0	±0
Investment corporation bonds (except for current portion)	30,000	30,000	±0
Total investment corporation bonds	30,000	30,000	±0
Total interest-bearing debts	369,000	369,000	±0

4. Others

Regarding loan repayment related risks, there is no important change to the “Investment risks” description in the latest securities report submitted on December 26, 2016.

This notice is the English translation of the announcement in Japanese dated May 30, 2017.

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