

January 21, 2019

For Immediate Release

&lt;Investment Corporation&gt;

Japan Real Estate Investment Corporation

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(TSE code: 8952)

&lt;Asset Management Company&gt;

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## Announcement of Debt Financing

Japan Real Estate Investment Corporation hereby announces its decision on January 21, 2019 to procure funds as follows:

### 1. Reason for the borrowing

A part of the funds (¥9 billion) for the payment of acquiring the domestic property (Front Place Minami-Shinjuku) announced in the release “Announcement of Acquisition of Domestic Properties” dated today.

### 2. Details of the borrowing

&lt;Long-term loan①&gt;

- |                               |  |
|-------------------------------|--|
| (1) Amount of loan:           | ¥5,000 million   |
| (2) Lender:                   | Shinkin Central Bank   |
| (3) Interest rate:            | 0.2213% (Fix)  |
| (4) Start of loan period:     | January 23, 2019   |
| (5) Borrowing method:         | Loan agreement on January 21, 2019<br>Unsecured/unguaranteed loan          |
| (6) Interest payment date:    | 23rd of every January and July until the principal repayment date (Note 1) |
| (7) Repayment of principal:   | Payment in full on the principal repayment date                            |
| (8) Principal repayment date: | January 25, 2027   |

&lt;Long-term loan②&gt;

- |                           |                      |
|---------------------------|----------------------|
| (1) Amount of loan:       | ¥4,000 million       |
| (2) Lender:               | The Norinchukin Bank |
| (3) Interest rate:        | 0.1988% (Fix)        |
| (4) Start of loan period: | January 23, 2019     |

- (5) Borrowing method: Loan agreement on January 21, 2019  
Unsecured/unguaranteed loan
- (6) Interest payment date: 23rd of every January and July until the principal repayment date (Note 1)
- (7) Repayment of principal: Payment in full on the principal repayment date
- (8) Principal repayment date: July 23, 2026

(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 debt financing

(Units: millions of yen)

	Before	After	Increase/Decrease
Short-term loans	11,500	11,500	±0
Long-term loans (Variable interest)	22,000	22,000	±0
Long-term loans (Fixed interest)	318,000	327,000	+9,000
<b>Total loans</b>	<b>351,500</b>	<b>360,500</b>	<b>+9,000</b>
Investment corporation bonds	32,993	32,993	±0
<b>Total investment corporation bonds</b>	<b>32,993</b>	<b>32,993</b>	<b>±0</b>
<b>Total interest-bearing debts</b>	<b>384,493</b>	<b>393,493</b>	<b>+9,000</b>

### 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 25, 2018.

This is the English translation of the announcement in Japanese dated January 21, 2019.

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