Announcement of Debt Financing

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

1. Reason for the borrowing
   Repayment of the existing long-term loan of JPY 8 billion executed on June 15, 2012 and JPY 3 billion executed on June 15, 2015.

2. Outline of the borrowing
   <Long-term loan (1)>
   (1) Amount of loan: JPY 7,000 million
   (2) Lender: Sumitomo Mitsui Trust Bank, Limited
   (3) Interest rate: 0.2075% (Fixed)
   (4) Borrowing date: June 15, 2020
   (5) Method of borrowing: Loan agreement dated June 8, 2020
      Unsecured/unguaranteed loan
   (6) Interest payment date: 15th of every June and December until the principal repayment date (Note)
   (7) Method of principal repayment: Lump-sum repayment on the principal repayment date
   (8) Principal repayment date: June 16, 2025
<Long-term loan (2)>
(1) Amount of loan: JPY 4,000 million
(2) Lender: MUFG Bank, Ltd.
(3) Interest rate: 0.36125% (Fixed)
(4) Borrowing date: June 15, 2020
(5) Method of borrowing: Loan agreement dated June 8, 2020
               Unsecured/unguaranteed loan
(6) Interest payment date: 15th of every June and December until the principal
               repayment date (Note)
(7) Method of principal repayment: Lump-sum repayment on the principal repayment date
(8) Principal repayment date: June 14, 2030

(Note) 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

<table>
<thead>
<tr>
<th></th>
<th>Before</th>
<th>After</th>
<th>Increase/Decrease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term loans payable</td>
<td>36,000</td>
<td>36,000</td>
<td>±0</td>
</tr>
<tr>
<td>Long-term loans payable (Variable interest rate)</td>
<td>23,000</td>
<td>23,000</td>
<td>±0</td>
</tr>
<tr>
<td>Long-term loans payable (Fixed interest rate)</td>
<td>327,000</td>
<td>327,000</td>
<td>±0</td>
</tr>
<tr>
<td><strong>Total loans</strong></td>
<td>386,000</td>
<td>386,000</td>
<td>±0</td>
</tr>
<tr>
<td>Investment corporation bonds</td>
<td>32,993</td>
<td>32,993</td>
<td>±0</td>
</tr>
<tr>
<td><strong>Total investment corporation bonds</strong></td>
<td>32,993</td>
<td>32,993</td>
<td>±0</td>
</tr>
<tr>
<td><strong>Total interest-bearing debt</strong></td>
<td>418,993</td>
<td>418,993</td>
<td>±0</td>
</tr>
</tbody>
</table>

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 and in the financial results for the fiscal period ended March 2020 submitted on May 15, 2020, where some revisions and additions were made to the said description.

This is the English translation of the announcement in Japanese dated June 8, 2020.
No assurance or warranties are given for the completeness or accuracy of this English translation.