

April 12, 2018

For Immediate Release

<Investment Corporation>
 Japan Real Estate Investment Corporation
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Announcement of Pre-payment of Loan

Japan Real Estate Investment Corporation (“JRE”) hereby announces its decision on April 12, 2018 to make the pre-payment of the following existing loans prior to the principal repayment date:

1. Pre-payment of loan

- (a) Pre-payment date: April 17, 2018
 (b) Total amount of pre-payment: ¥13,000 million
 (c) Details of loan to be pre-paid before the due date:

< Short-term loan from MUFG Bank, Ltd. and Mizuho Bank, Ltd. >

- (1) Amount of loan: ¥13,000 million
 (2) Lender, amount of loan, start of loan period, principal repayment date and interest rate:

Lender	MUFG Bank, Ltd.	Mizuho Bank, Ltd.
Amount of loan	¥8,000 million	¥5,000 million
Start of loan period	March 30, 2018	
Principal repayment date	April 27, 2018	
Interest rate	0.0754% (From March 30, 2018 to April 26, 2018)	

- (3) Borrowing method: Loan based on overdraft agreement concluded with each lender
 Unsecured/unguaranteed loan
 (4) Repayment of principal: Payment in full on principal repayment date

*There will be approx. ¥200,000 of settlement amount added due to the pre-payment of loans.

2. Funds for pre-payment

Cash reserves and part of the proceeds from the issuance of new investment units to be received on April 16, 2018 (scheduled).

3. Balance of interest-bearing debts after the pre-payment of the loan

(Units: millions of yen)

	Before pre-payment	After pre-payment	Increase/Decrease
Short-term loans	32,000	19,000	-13,000
Long-term loans (Variable interest)	22,000	22,000	±0
Long-term loans (Fixed interest)	317,000	317,000	±0
Total loans	371,000	358,000	-13,000
Investment corporation bonds	32,993	32,993	±0
Total investment corporation bonds	32,993	32,993	±0
Total interest-bearing debts	403,993	390,993	-13,000

4. Others

Regarding the loan repayment risks, there is no important change to the “Investment risks” description in the latest securities report submitted on December 26, 2017.

This is an English translation of the announcement in Japanese dated April 12, 2018.

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