

July 28, 2004

To whom it may concern:

Name of Real Estate Investment Corporation:

Japan Real Estate Investment Corporation

Yoneichiro Baba, Executive Director

(TSE code: 8952)

Contact: (Asset Management Contractor)

Japan Real Estate Asset Management Co., Ltd.

Takuro Yamanaka, General Manager of Planning Department

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Notice concerning New Loans

Announcement is hereby made that Japan Real Estate Investment Corporation has decided to obtain funds through the following loans:

Reason for taking out loans

To apply toward the funds to acquire real property (Ikebukuro YS Building)

Details of loan

- | | |
|---------------------------------|--|
| (1) Loan from: | Mizuho Corporate Bank, Ltd.; the Bank of Tokyo-Mitsubishi Ltd.; the Sumitomo Trust & Banking Co., Ltd.; and the Mitsubishi Trust and Banking Corporation |
| (2) Loan amount: | 4 billion yen |
| (3) Interest rate: | 0.49% |
| (4) Start of the loan: | July 30, 2004 (schedule) |
| (5) Borrowing method: | Loan based on a commitment line agreement executed on July 21, 2004
Unsecured/non-guaranteed loan |
| (6) Interest payment date: | October 29, 2004 |
| (7) Principal repayment method: | Payment in full on principal repayment date |
| (8) Principal repayment date: | October 29, 2004 |

This announcement is made to provide additional loan details, including the interest rate, in connection with the loan summary provided in our News Release issued on July 26, 2004 (Notice concerning Asset Acquisition).

This notice is the English translation of the July 28, 2004 announcement in Japanese on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

【Reference】

- Balance of interest-bearing debts after new loan agreements

(Unit: millions of yen)

	Before new loans	After new loans	Increase/Decrease
Short-term loans	6,000	10,000	+ 4,000
Long-term loans	36,000	36,000	±0
Total loans	42,000	46,000	+ 4,000
Unsecured corporate bonds	45,000	45,000	±0
Total interest-bearing debts	87,000	91,000	+ 4,000