

August 27, 2004

To whom it may concern:

Japan Real Estate Investment Corporation  
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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:

1. Reason for taking out loans

To apply the funds toward the purchase of a real property (Shinwa Building)

2. Details of loans

<Loan from Mitsui Life Insurance Co., Ltd.>

- |                               |   |
|-------------------------------|---|
| (1) Loan amount:              | 5 billion yen   |
| (2) Interest rate:            | 1.50125% (fixed)  |
| (3) Start of the loan period: | August 31, 2004   |
| (4) Borrowing method:         | Loan Agreement concluded on August 26, 2004<br>Unsecured/non-guaranteed loan        |
| (5) Interest payment dates:   | Last days of February and August of each year until the<br>principal repayment date |
| (6) Repayment of principal:   | Payment in full on the principal repayment date                                     |
| (7) Principal repayment date: | August 31, 2011   |

<Loan from the Bank of Fukuoka, Ltd.>

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|-------------------------------|---|
| (1) Loan amount:              | 3 billion yen   |
| (2) Interest rate:            | 0.78375% (fixed)  |
| (3) Start of the loan period: | August 31, 2004   |
| (4) Borrowing method:         | Loan agreement concluded on August 26, 2004<br>Unsecured/non-guaranteed loan        |
| (5) Interest payment dates:   | Last days of February and August of each year until the<br>principal repayment date |
| (6) Repayment of principal:   | Payment in full on the principal repayment date                                     |
| (7) Principal repayment date: | August 31, 2007   |

This announcement is made to provide additional loan details on interest rates in connection with the loan summary provided in our News Release issued on August 25, 2004 (Notice concerning Asset Acquisition).

This notice is the English translation of the August 27, 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 debt after new loan agreements

( Units: millions of yen )

	Before new loans	After new loans	Increase/Decrease
Short-term loans	10,000	10,000	±0
Long-term loans	36,000	44,000	+ 8,000
<b>Total loans</b>	<b>46,000</b>	<b>54,000</b>	<b>+ 8,000</b>
Unsecured corporate bonds	45,000	45,000	±0
<b>Total interest-bearing debt</b>	<b>91,000</b>	<b>99,000</b>	<b>+ 8,000</b>