

October 27, 2004

To whom it may concern:

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  
Phone: +81-3-3211-7921

### Notice concerning New Loans

Announcement is hereby made that on October 22, 2004, Japan Real Estate Investment Corporation has decided to obtain funds through the following loans:

#### 1. Loans to be taken out on October 29, 2004

##### 1). Reason for taking out the loans

To apply the funds toward the repayment of the loan in the amount of 4 billion yen due on October 29, 2004 in accordance with the commitment line agreement.

##### 2). Details of loans

###### <Loan from the Daishi Bank, Ltd.>

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|-------------------------------|---|
| (1) Loan amount:              | 2 billion yen   |
| (2) Interest rate:            | 1) 0.26% ( from October 29, 2004 to April 28, 2005 )<br>2) to be determined ( from April 29, 2005 to October 29, 2005 ) |
| (3) Start of the loan period: | October 29, 2004  |
| (4) Borrowing method:         | Loan agreement concluded on October 22, 2004<br>Unsecured/non-guaranteed loan   |
| (5) Interest payment dates:   | April 28, 2005 and the principal repayment date   |
| (6) Repayment of principal:   | Payment in full on the principal repayment date   |
| (7) Principal repayment date: | October 29, 2005  |

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

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|-------------------------------|--|
| (1) Loan amount:              | 2 billion yen  |
| (2) Interest rate:            | 1.55% (fixed)  |
| (3) Start of the loan period: | October 29, 2004   |
| (4) Borrowing method:         | Loan agreement concluded on October 22, 2004<br>Unsecured/non-guaranteed loan  |
| (5) Interest payment dates:   | The initial interest payment date to be April 28, 2005 and subsequently on the 29th of April and October of each year until the principal repayment date |
| (6) Repayment of principal:   | Payment in full on the principal repayment date  |
| (7) Principal repayment date: | October 29, 2012   |

## 2. Loan to be taken out on November 1, 2004

### 1). Reason for taking out the loan

To apply the funds toward the purchase of a real property (Higashi-Gotanda 1-Chome Building)

### 2). Details of the loan

#### <Loan from the National Mutual Insurance Federation of Agricultural Cooperatives>

- (1) Loan amount: 5 billion yen
- (2) Interest rate: 1.33125% (fixed)
- (3) Start of the loan period: November 1, 2004
- (4) Borrowing method: Loan agreement concluded on October 22, 2004  
Unsecured/non-guaranteed loan
- (5) Interest payment dates: The initial interest payment date to be May 2, 2005 and subsequently on the 1<sup>st</sup> of May and November of each year until the principal repayment date
- (6) Repayment of principal: Payment in full on the principal repayment date
- (7) Principal repayment date: November 1, 2011

This notice is the English summary of the October 22, 2004 and the October 27, 2004 announcements 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	8,000	2,000
Long-term loans	44,000	51,000	+ 7,000
<b>Total loans</b>	<b>54,000</b>	<b>59,000</b>	<b>+ 5,000</b>
Unsecured corporate bonds	45,000	45,000	±0
<b>Total interest-bearing debt</b>	<b>99,000</b>	<b>104,000</b>	<b>+ 5,000</b>