

June 16, 2006

To whom it may concern:

Japan Real Estate Investment Corporation  
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## Notice concerning New Loan

Announcement is hereby made that on June 16, 2006, Japan Real Estate Investment Corporation will obtain funds through the following loan:

1. Reason for taking out the loan

To apply the funds toward the repayment of an existing loan

2. Details of loan

- |                                      |                                                                                                                                                                                                                                                                                              |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Total amount of loan:            | 24,000 million yen                                                                                                                                                                                                                                                                           |
| (2) Lenders:                         | The Bank of Tokyo-Mitsubishi UFJ, Ltd.: 6,000 million yen<br>Mizuho Corporate Bank, Ltd.: 6,000million yen<br>Mitsubishi UFJ Trust and Banking Corporation: 5,200 million yen<br>The Sumitomo Trust & Banking, Co., Ltd.: 5,200 billion yen<br>Sompo Japan Insurance Inc.: 1,600 billion yen |
| (3) Interest rate:                   | 1.65925%                                                                                                                                                                                                                                                                                     |
| (4) Start of the loan period:        | June 23, 2006                                                                                                                                                                                                                                                                                |
| (5) Borrowing method:                | Conclude syndicated loan agreement on June 16, 2006 between lenders in the above (2).<br>Unsecured/non-guaranteed loan                                                                                                                                                                       |
| (6) Interest payment date (planned): | 23 <sup>rd</sup> of June and December every year until principal repayment date                                                                                                                                                                                                              |
| (7) Repayment of principal:          | Payment in full on the principal repayment date                                                                                                                                                                                                                                              |
| (8) Principal repayment date:        | June 23, 2011                                                                                                                                                                                                                                                                                |

This notice is the English translation of the June 16, 2006, 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 agreement

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	92,500	68,500	(24,000)
Long-term loans	59,000	83,000	+ 24,000
<b>Total loans</b>	<b>151,500</b>	<b>151,500</b>	<b>±0</b>
Unsecured corporate bonds	55,000	55,000	±0
<b>Total interest-bearing debt</b>	<b>206,500</b>	<b>206,500</b>	<b>±0</b>