

October 26, 2006

To whom it may concern:

Japan Real Estate Investment Corporation
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Notice concerning Early Repayment of the Loan

Announcement is hereby made that on October 26, 2006, Japan Real Estate Investment Corporation decided to repay the following existing loan before its due date:

1. Repayment date: October 31, 2006
2. Details of the loan to be repaid before its due date
 - (1) Loan amount: 4,500 million yen
 - (2) Lender: Mitsubishi UFJ Trust and Banking Corporation
 - (3) Interest rate: 0.6681% (from August 1, 2006, through January 31, 2007)
 - (4) Start of the loan period: February 1, 2006
 - (5) Borrowing method: Loan agreement concluded on January 30, 2006
Unsecured/non-guaranteed loan
 - (6) Interest payment dates: August 1, 2006 and principal repayment date
 - (7) Repayment of principal: Payment in full on the principal repayment date
 - (8) Principal repayment date (planned): February 1, 2007

The balance due upon the early repayment of the loan will be determined on October 27, 2006, and we will inform you of such balance once it has been decided.

This notice is the English translation of the October 26, 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 the early repayment of the loan (as of October 31, 2006)

(Units: millions of yen)

	Before early repayment	After early repayment	Increase/Decrease
Short-term loans	64,500	60,000	−4,500
Current portion of long-term loans	6,000	6,000	±0
Long-term loans	77,000	77,000	±0
Total loans	147,500	143,000	−4,500
Current portion of Investment corporation bonds	25,000	25,000	±0
Investment corporation bonds (except for current portion)	30,000	30,000	±0
Total investment corporation bonds	55,000	55,000	±0
Total interest-bearing debt	202,500	198,000	−4,500