

June 13, 2007

To whom it may concern:

Japan Real Estate Investment Corporation
Taketo Yamazaki, Executive Director
(TSE code: 8952)
Contact: (Asset Management Contractor)
Japan Real Estate Asset Management Co., Ltd.
Kazuhiko Arahata, CEO & President
Haruhiko Araki, General Manager, Planning Department
Phone: +81-3-3211-7921

Notice concerning New Loan

Announcement is hereby made that on June 13, 2007, Japan Real Estate Investment Corporation (the “Corporation”) will obtain fund through the following loan:

1. Reason for taking out the loan

To apply the fund toward the repayment of an existing loan

2. Details of loan

- | | |
|-------------------------------|--|
| (1) Lender: | The Chugoku Bank, Ltd. |
| (2) Total amount of loan: | 3,000 million yen |
| (3) Interest rate: | 1.6225% (fixed rate) |
| (4) Start of the loan period: | June 15, 2007 |
| (5) Borrowing method: | Loan agreement concluded on June 13, 2007
Unsecured/non-guaranteed loan |
| (6) Interest payment date: | June 15 and December 15 of every year until principal
repayment date |
| (7) Repayment of principal | Payment in full on the principal repayment date |
| (8) Principal repayment date: | June 15, 2010 |

This notice is the English translation of the June 13, 2007, 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 new loan agreement (as of June 15, 2007)

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	-	-	±0
Current portion of long-term loan	6,000	3,000	-3,000
Long-term loans	85,500	88,500	+ 3,000
Total loans	91,500	91,500	±0
Current portion of investment corporation bonds ¹	35,000	35,000	±0
Investment corporation bonds ² (except for current portion)	20,000	20,000	±0
Total investment corporation bonds	55,000	55,000	±0
Total interest-bearing debt	146,500	146,500	±0

Note 1: Of the 35,000 million yen current portion of investment corporation bonds, the Corporation plans to redeem the 25,000 million yen First Investment Corporation Bond as of June 21, 2007.

Note 2: The Corporation plans to issue the Fifth Investment Corporation Bond in the amount of 10,000 million yen and the Sixth Investment Corporation Bond in the amount of 15, 000 million yen on June 18, 2007.