

August 26, 2009

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Taketo Yamazaki, Executive Director

(TSE code: 8952)

<Asset Management Company>

Japan Real Estate Asset Management Co., Ltd.

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Notice concerning New Loan

Announcement is hereby made that on August 26, 2009, Japan Real Estate Investment Corporation will procure funds through the following loans:

1. Reason for drawing down of the loan

To apply the funds toward the repayment of existing short-term loans (short-term loans of total ¥7,000 million concluded on September 1, 2008)

2. Details of loan

(1) Start of the loan period: September 1, 2009

(2) Total amount of loan: ¥7,000 million

(3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥5,000 million	September 1, 2010
Mitsubishi UFJ Trust and Banking Corporation	¥2,000 million	September 1, 2010

(4) Interest rate: To be determined

(5) Borrowing method: Loan based on overdraft agreements to be concluded separately with respective lenders

Unsecured/non-guaranteed loan

(6) Interest payment date: 1st of every month until the principal repayment date (including the principal repayment date)

(7) Repayment of principal: Payment in full on the principal repayment date

3. Balance of interest-bearing debt after the new loan agreements (as of September 1, 2009)

(Units: millions of yen)

	Before new loans	After new loans	Increase/Decrease
Short-term loans	48,000	48,000	±0
Current portion of long-term loans	18,000	18,000	±0
Long-term loans	109,500	109,500	±0
Total loans	175,500	175,500	±0
Current portion of investment corporation bonds	10,000	10,000	±0
Investment corporation bonds (except for current portion)	35,000	35,000	±0
Total investment corporation bonds	45,000	45,000	±0
Total interest-bearing debt	220,500	220,500	±0

We will inform you of the interest rates once they have been decided.

This notice is the English translation of the announcement in Japanese dated August 26, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.