

November 19, 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 Loan (interest rate)

Announcement is hereby made to provide the following additional loan details on the interest rate decided for the period on and after November 24, 2009, in reference to the loan summaries provided in our News Releases issued on March 16, September 15 and October 22, 2009.

- (1) Total amount of loan: ¥14,000 million
- (2) Interest rate: 0.6054 % (from November 24, 2009 to December 23, 2009)
- (3) Lender, amount of loan, start of loan period and principal repayment date:

| Lender | Amount of loan | Start of loan period | Principal repayment date (pre-payment possible) |
|--|----------------|----------------------|---|
| Mizuho Corporate Bank, Ltd. | ¥4,500 million | March 24, 2009 | March 24, 2010 |
| The Gunma Bank, Ltd. | ¥1,000 million | March 24, 2009 | March 24, 2010 |
| Mitsubishi UFJ Trust and Banking Corporation | ¥3,000 million | September 24, 2009 | September 24, 2010 |
| The Sumitomo Trust & Banking Co., Ltd. | ¥3,000 million | September 24, 2009 | September 24, 2010 |
| The Bank of Tokyo-Mitsubishi UFJ, Ltd. | ¥2,500 million | September 24, 2009 | September 24, 2010 |

We will inform you of the interest rates of the loans on and after December 24, 2009 once they have been decided.

This notice is the English translation of the announcement in Japanese dated November 19, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.