

November 27, 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 December 1, 2009, in reference to the loan summaries provided in our News Releases issued on May 21, August 26 and October 29, 2009.

- (1) Total amount of loan: ¥12,000 million
- (2) Interest rate: 0.6109 % (from December 1, 2009 to January 3, 2010)
- (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.	¥5,000 million	June 1, 2009	June 1, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥5,000 million	September 1, 2009	September 1, 2010
Mitsubishi UFJ Trust and Banking Corporation	¥2,000 million	September 1, 2009	September 1, 2010

We will inform you of the interest rates of the loans on and after January 4, 2010 once they have been decided.

This notice is the English translation of the announcement in Japanese dated November 27, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.