

December 29, 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.

Kazuhiko Arahata, CEO & President

Contact: Toru Kimura, General Manager, Planning Department

Phone: +81-3-3211-7921

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 January 4, 2010, in reference to the loan summaries provided in our News Releases issued on May 21, August 26, November 27 and December 24, 2009.

- (1) Total amount of loan: ¥6,000 million
- (2) Interest rate: 0.5709 % (from January 4, 2010 to January 31, 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.	¥2,000 million	June 1, 2009	June 1, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥2,000 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 February 1, 2010 once they have been decided.

This notice is the English translation of the announcement in Japanese dated December 29, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.