

May 26, 2011

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Noritada Terasawa, 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 May 26, 2011, Japan Real Estate Investment Corporation will procure funds through the following loan:

### 1. Reason for drawing down of the loan

To apply the fund toward the repayment of outstanding balance of ¥1,000 million of existing short-term loan (short-term loan of ¥2,000 million dated on June 1, 2010) after the pre-payment executed on April 1, 2011

### 2. Details of loan

- |                               |   |
|-------------------------------|---|
| (1) Start of the loan period: | June 1, 2011  |
| (2) Amount of loan:           | ¥1,000 million  |
| (3) Lender:                   | Mizuho Corporate Bank, Ltd.   |
| (4) Interest rate:            | Basic interest rate (JPY TIBOR for 1 month<br>in Japanese Bankers Association ("JBA")) + 0.20%    |
| (5) Borrowing method:         | Loan based on overdraft agreement concluded with lender<br>Unsecured/non-guaranteed loan          |
| (6) Interest payment date:    | 1st of every month until the principal repayment date<br>(including the principal repayment date) |
| (7) Repayment of principal:   | Payment in full on the principal repayment date   |
| (8) Principal repayment date: | June 1, 2012 (pre-payment possible)   |

- In the event that the interest payment date does not fall on a business day, the interest shall be paid on the next business day thereafter. If the next business day, however, falls in the following month, the payment shall be made on the business day immediately prior to the interest payment date.
- Basic interest rate for applicable rate is calculated based on Japanese Yen TIBOR for one month which JBA releases two business days before. (As of May 26, 2011, Japanese Yen TIBOR for one month is 0.18%)
- With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA.  
(<http://www.zenginkyo.or.jp/en/tibor/>)

### 3. Balance of interest-bearing debt after the new loan agreements (as of June 1, 2011)

(Units: millions of yen)

|   | Before new loan | After new loan | Increase/Decrease |
|---|-----------------|----------------|-------------------|
| Short-term loans  | 22,000          | 22,000         | ±0                |
| Current portion of long-term loans                        | 58,100          | 58,100         | ±0                |
| Long-term loans   | 134,300         | 134,300        | ±0                |
| <b>Total loans</b>  | <b>214,400</b>  | <b>214,400</b> | <b>±0</b>         |
| Current portion of investment corporation bonds           | 0               | 0              | ±0                |
| Investment corporation bonds (except for current portion) | 55,000          | 55,000         | ±0                |
| <b>Total investment corporation bonds</b>                 | <b>55,000</b>   | <b>55,000</b>  | <b>±0</b>         |
| <b>Total interest-bearing debts</b>                       | <b>269,400</b>  | <b>269,400</b> | <b>±0</b>         |

### 4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on December 24, 2010.

This notice is the English translation of the announcement in Japanese dated May 26, 2011 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.