

June 21, 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 Loan (interest rate)

Announcement is hereby made to provide the loan details on the interest rate, in reference to the loan summaries provided in our News Release issued on June 20, 2011.

- (1) Total amount of loan: ¥24,000 million
- (2) Interest rate: 0.90875% (fixed)
- (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.	¥6,000 million	June 23, 2011	June 23, 2016
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥6,000 million	June 23, 2011	June 23, 2016
Mitsubishi UFJ Trust and Banking Corporation	¥6,000 million	June 23, 2011	June 23, 2016
The Sumitomo Trust & Banking Co., Ltd.	¥6,000 million	June 23, 2011	June 23, 2016

This notice is the English translation of the announcement in Japanese dated June 21, 2011 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.