

September 20, 2005

To whom it may concern:

Japan Real Estate Investment Corporation  
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## Notice of Loan Repayment

Announcement is hereby made that Japan Real Estate Investment Corporation decided to repay part of short-term loans before due dates as follows:

### 1. Details of loans planned to repay before due dates

Lender	The Mitsubishi Trust & Banking Corporation	The Mitsubishi Trust & Banking Corporation
Start of the loan period	July 29, 2005	September 13, 2005
Loan amount	3,000 million yen	9,000 million yen
Interest rate	0.22%(until October 3, 2005) Floating rate	0.2191% (until October 3, 2005) Floating rate
Borrowing method	Unsecured/unguaranteed loan	Unsecured/unguaranteed loan
Interest payment date	October 3, 2005, March 31, 2006, and principal repayment date	October 3, 2005, March 31, 2006, and principal repayment date
Repayment of principal	Payment in full on the principal repayment date	Payment in full on the principal repayment date
Principal repayment date	July 31, 2006	September 13, 2006
Outstanding balance	3,000 million yen	9,000 million yen
Repayment for this time	3,000 million yen	7,000 million yen
Prepayment date	October 3, 2005	October 3, 2005
Fund for repayment	The proceeds from the issuance of Investment Corporation Bond scheduled on September 29, 2005 shall be applied for the repayment of the loans.	

\*There is no penalty for the prepayment of the loans.

We will inform you of the interest rates on 2,000 million yen, the outstanding balance after the prepayment of the September 13, 2005 loan of 9,000 million yen, for the period from October 4, 2005 to March 31, 2006 and from April 1, 2006 to September 13, 2006, once they have been decided.

This notice is the English translation of the September 20, 2005 announcement in Japanese on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

[Reference]

- Balance of interest-bearing debt after prepayment of loans

(Units : millions of yen)

	Before prepayment of loans	After prepayment of loans	Increase/Decrease
Short-term loans	40,000	30,000	△10,000
Long-term loans	27,000	27,000	±0
<b>Total loans</b>	<b>67,000</b>	<b>57,000</b>	<b>△10,000</b>
Investment corporation bonds (*)	55,000	55,000	±0
<b>Total interest-bearing debt</b>	<b>122,000</b>	<b>112,000</b>	<b>△10,000</b>

(\*) The above amount for Investment Corporation Bonds includes the 10,000 million yen of the Investment Corporation Bonds scheduled to be issued on September 29, 2005.