

April 28, 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 May 1, 2009, in reference to the loan summaries provided in our News Releases issued on August 25, 2008 and March 30, 2009.

- (1) Start of the loan period: September 1, 2008
- (2) Interest rate: 0.52 % (from May 1, 2009 to May 31, 2009)
- (3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
Mizuho Corporate Bank, Ltd.	¥5,000 million	June 1, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥5,000 million	September 1, 2009
Mitsubishi UFJ Trust and Banking Corporation	¥2,000 million	September 1, 2009

We will inform you of the interest rates of the loans on and after June 1, 2009 once they have been decided.

This notice is the English translation of the announcement in Japanese dated April 28, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.