

June 22, 2009

To whom it may concern:

<Investment Corporation>

Japan Real Estate Investment Corporation

Taketo Yamazaki, Executive Director

(TSE code: 8952)

<Asset Management Company>

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Notice concerning Loan (interest rate)

Announcement is hereby made to provide the following additional loan details on the interest rates decided for the period on and after June 24, 2009, in reference to the loan summaries provided in our News Releases issued on September 9, 2008, March 16, March 18, March 19 and May 21, 2009.

1. Short-term loan of ¥8,500 million

(1) Interest rate: 0.489 % (from June 24, 2009 to July 23, 2009)

(2) 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)
Mitsubishi UFJ Trust and Banking Corporation	¥3,000 million	September 24, 2008	September 24, 2009
The Sumitomo Trust & Banking Co., Ltd.	¥3,000 million	September 24, 2008	September 24, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥2,500 million	September 24, 2008	September 24, 2009

2. Short-term loan of ¥5,500 million

(1) Interest rate: 0.639 % (from June 24, 2009 to July 23, 2009)

(2) 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.	¥4,500 million	March 24, 2009	March 24, 2010
The Gunma Bank, Ltd.	¥1,000 million	March 24, 2009	March 24, 2010

3. Short-term loan of ¥2,000 million

- (1) Start of loan period: March 24, 2009
- (2) Interest rate: 0.8681 % (from June 24, 2009 to September 23, 2009)
- (3) Lender: Shinkin Central Bank
- (4) Amount of loan: ¥2,000 million
- (5) Principal repayment date: September 24, 2009 (pre-payment possible)

Interest rates for the short-term loan of ¥14,000 million on and after July 24, 2009 will be announced when they have been decided.

This notice is the English translation of the announcement in Japanese dated June 22, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.