

February 17, 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 February 20, 2009, in reference to the loan summaries provided in our News Releases issued on December 17, 2008 and January 15, 2009.

- (1) Start of the loan period: December 19, 2008
- (2) Interest rate: 0.65167 % (from February 20, 2009 to March 19, 2009)
- (3) Total amount of loan: ¥20,000 million
- (4) 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	December 21, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥5,000 million	
The Sumitomo Trust & Banking Co., Ltd.	¥5,000 million	
Mitsubishi UFJ Trust and Banking Corporation	¥5,000 million	

We will inform you of the interest rates of the loans on and after March 20, 2009 once they have been decided.

This notice is the English translation of the announcement in Japanese dated February 17, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.