

December 21, 2009

To whom it may concern:

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Notice concerning Pre-payment of Loan and Loan (interest rate)

Announcement is hereby made that on December 21, 2009, Japan Real Estate Investment Corporation decided to make the pre-payment of the following existing loans prior to the principal repayment date, and that regarding the loans announced on March 16, September 15 and November 19, 2009, the interest rate for the period on and after December 24, 2009 on the remainder of short-term loans based on overdraft agreements after the above pre-payment of loans was also decided as follows:

1. Pre-payment of loan

- (1) Pre-payment date: December 24, 2009
- (2) Total amount of pre-payment: ¥5,000 million
- (3) Details of loan to be pre-paid before the due date:
 - 1) Start of the loan period: September 24, 2009
 - 2) Total amount of loan: ¥6,000 million
 - 3) Lender, amount of loan, amount of pre-payment, balance after the pre-payment of loan and principal repayment date:

Lender	Mitsubishi UFJ Trust and Banking Corporation	The Sumitomo Trust & Banking Co., Ltd.
Amount of loan	¥3,000 million	¥3,000 million
Amount of pre-payment	¥3,000 million	¥2,000 million
Balance	¥0 million	¥1,000 million
Principal repayment date	September 24, 2010	September 24, 2010

- 4) Interest rate: 0.6054% (From November 24, 2009 to December 23, 2009)
- 5) Borrowing method: Loan based on overdraft agreements concluded separately with respective lenders
Unsecured/non-guaranteed loan
- 6) Interest payment date: 24th of every month until the principal repayment date (including the principal repayment date)
- 7) Repayment of principal: Payment in full on the principal repayment date

Note: There will be no outstanding balance upon repayment.

2. Interest rate applied to short-term loans of total ¥9,000 million executed on March 24 and September 24, 2009 based on overdraft agreements after the pre-payment of loan mentioned above

- (1) Total amount of loan: ¥9,000 million
 (2) Interest rate: 0.5736 % (from December 24, 2009 to January 24, 2010)
 (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.	¥4,500 million	March 24, 2009	March 24, 2010
The Gunma Bank, Ltd.	¥1,000 million	March 24, 2009	March 24, 2010
The Sumitomo Trust & Banking Co., Ltd.	¥1,000 million	September 24, 2009	September 24, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥2,500 million	September 24, 2009	September 24, 2010

We will inform you of the interest rates of the loans on and after January 25, 2010 once they have been decided.

3. Balance of interest-bearing debts after the pre-payment of the loans (as of December 24, 2009)

(Units: millions of yen)

	Before pre-payment	After pre-payment	Increase/Decrease
Short-term loans	38,000	33,000	-5,000
Current portion of long-term loans	17,000	17,000	±0
Long-term loans	120,500	120,500	±0
Total loans	175,500	170,500	-5,000
Current portion of investment corporation bonds (Note)	10,000	10,000	±0
Investment corporation bonds (except for current portion)	35,000	35,000	±0
Total investment corporation bonds	45,000	45,000	±0
Total interest-bearing debts	220,500	215,500	-5,000

This notice is the English translation of the announcement in Japanese dated December 21, 2009 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.