

February 22, 2010

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.

Kazuhiko Arahata, CEO & President

Contact: Toru Kimura, General Manager, Planning Department

Phone: +81-3-3211-7921

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 24, 2010, in reference to the loan summaries provided in our News Releases issued on March 16, September 15, December 21, 2009 and January 21, 2010.

- (1) Total amount of loan: ¥9,000 million
- (2) Interest rate: 0.5554% (from February 24, 2010 to March 23, 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 totally ¥3,500 million loans from The Sumitomo Trust & Banking Co., Ltd. and The Bank of Tokyo-Mitsubishi UFJ, Ltd. on and after March 24, 2010 once they have been decided.

This notice is the English translation of the announcement in Japanese dated February 22, 2010 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.