

May 13, 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.

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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 17, 2010, in reference to the loan summaries provided in our News Releases issued on January 13 and April 13, 2010.

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|-------------------------------|--|
| (1) Amount of loan:           | ¥3,000 million                               |
| (2) Lender:                   | The Sumitomo Trust & Banking Co., Ltd.       |
| (3) Interest rate:            | 0.5246% (from May 17, 2010 to June 14, 2010) |
| (4) Start of the loan period: | January 15, 2010                             |
| (5) Principal repayment date: | January 17, 2011(pre-payment possible)       |

We will inform you of the interest rate of the loan on and after June 15, 2010 once it has been decided.

This notice is the English translation of the announcement in Japanese dated May 13, 2010 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.