

May 28, 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.

Hiroshi Katayama, 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 June 1, 2010, in reference to the loan summaries provided in our News Releases issued on August 26, December 24, 2009, April 28 and May 24, 2010.

- (1) Total amount of loan: ¥6,000 million
- (2) Interest rate: 0.5246% (from June 1, 2010 to June 30, 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)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥2,000 million	September 1, 2009	September 1, 2010
Mitsubishi UFJ Trust and Banking Corporation	¥2,000 million	September 1, 2009	September 1, 2010
Mizuho Corporate Bank, Ltd.	¥2,000 million	June 1, 2010	June 1, 2011

We will inform you of the interest rates on and after July 1, 2010 once they have been decided.

This notice is the English translation of the announcement in Japanese dated May 28, 2010 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.