

July 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.

Hiroshi Katayama, CEO & President

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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 July 15, 2010, in reference to the loan summaries provided in our News Releases issued on January 13 and June 11, 2010.

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|-------------------------------|---|
| (1) Amount of loan: | ¥3,000 million |
| (2) Lender: | The Sumitomo Trust & Banking Co., Ltd. |
| (3) Interest rate: | 0.5123% (from July 15, 2010 to August 15, 2010) |
| (4) Start of 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 August 16, 2010 once it has been decided.

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