

July 16, 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 July 21, 2010, in reference to the loan summaries provided in our News Releases issued on December 17, 2009 and June 17, 2010.

- (1) Total amount of loan: ¥10,000 million
- (2) Interest rate: 0.5123% (from July 21, 2010 to August 22, 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.	¥5,000 million	December 21, 2009	December 21, 2010
The Sumitomo Trust & Banking Co., Ltd.	¥5,000 million	December 21, 2009	December 21, 2010

We will inform you of the interest rates of the loans on and after August 23, 2010 once they have been decided.

This notice is the English translation of the announcement in Japanese dated July 16, 2010 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.