

August 26, 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 New Loan

Announcement is hereby made that on August 26, 2010, Japan Real Estate Investment Corporation will procure funds through the following loans:

1. Reason for drawing down of the loans

To apply the funds toward the repayment of the existing short-term loans (total ¥3,500 million balance left after partial pre-payment on January 4 and July 26, 2010 for the short-term loans of total ¥ 7,000 million taken out on September 1, 2009)

2. Details of loan

- (1) Start of the loan period: September 1, 2010
 (2) Total amount of loan: ¥3,500 million
 (3) Lender, amount of loan, and principal repayment date:

Lender	Amount of loan	Principal repayment date (pre-payment possible)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥2,000 million	September 1, 2011
Mitsubishi UFJ Trust and Banking Corporation	¥1,500 million	September 1, 2011

- (4) Interest rate: To be determined
 (5) Borrowing method: Loan based on overdraft agreements concluded separately with respective lenders
 Unsecured/non-guaranteed loan
 (6) Interest payment date: 1st of every month until the principal repayment date (including the principal repayment date)
 (7) Repayment of principal: Payment in full on the principal repayment date

3. Balance of interest-bearing debt after the new loan agreements (as of September 1, 2010)

(Units: millions of yen)

	Before new loan	After new loan	Increase/Decrease
Short-term loans	29,000	29,000	±0
Current portion of long-term loans	64,100	64,100	±0
Long-term loans	114,400	114,400	±0
Total loans	207,500	207,500	±0
Current portion of investment corporation bonds	0	0	±0
Investment corporation bonds (except for current portion)	55,000	55,000	±0
Total investment corporation bonds	55,000	55,000	±0
Total interest-bearing debts	262,500	262,500	±0

4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on June 25, 2010.

We will inform you of the interest rates once they have been decided.

This notice is the English translation of the announcement in Japanese dated August 26, 2010 on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.