

July 10, 2008

To All Concerned Parties

Japan Single-residence REIT Inc.  
9th floor, Kamiyacho Sankei Building,  
1-7-2 Azabudai, Minato-ku, Tokyo  
Akihiko Soga, Executive Director  
(Securities code: 8970)

Japan Single-residence Asset Management Corp.  
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1-7-2 Azabudai, Minato-ku, Tokyo  
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### Notice Concerning New Borrowing and Repayment of Borrowing

Japan Single-residence REIT Inc. (“Japan Single-residence REIT”) today decided to borrow funds and repay borrowings as follows.

#### 1. New borrowing and repayment

##### (1) Reason for new borrowing and repayment

As the repayment date of July 15, 2008 for an existing short-term borrowing is approaching, Japan Single-residence REIT will repay this borrowing on July 14, 2008, one day prior to the deadline, in order to refinance this borrowing under the terms of the existing Revolving Credit Facility Basic Agreement. Proceeds from the new borrowing will be received on the same day.

##### (2) Description of borrowings

	12th Short-term borrowing	13th Short-term borrowing
1) Scheduled lender	Aozora Bank, Ltd.	
2) Scheduled borrowing amount	¥4,350,000,000	¥1,780,000,000
3) Scheduled drawdown date	July 14, 2008	
4) Interest rate applicable to the borrowing (per annum)	1.86315% The yen offered rate in Japan during the interest calculation period plus 1.00%. The interest rate will be applicable from July 14, 2008 to October 31, 2008, inclusive.	
5) Borrowing method	Borrowing to be conducted in accordance with the Revolving Credit Facility Individual Agreement to be signed on July 10, 2008 with Aozora Bank, which in turn is based on the Revolving Credit Facility Basic Agreement signed July 13, 2005, Memorandum concerning Addition of Revolving Credit Facility Provider signed September 26, 2006, and Second Memorandum concerning Addition of Revolving Credit Facility Provider signed October 27, 2006 with Aozora Bank. As collateral for this borrowing, Japan Single-residence REIT plans to use the collateral for the borrowings below that are to be repaid: establishment of the first right of pledge on trust beneficiary interest in real estate consisting of CONCIERIA Waseda First-Square, CONCIERIA Waseda Second-Square (12th Short-term Borrowing); Single-residence Komazawa-koen, Single-residence Higashinakano (13th Short-term Borrowing). In addition, a subordinated revolving right of pledge is to be established on trust beneficiary interests in real estate consisting of the 16 real estate properties acquired by Japan Single-residence REIT on July 13, 2005 and July 15, 2005.	
6) Principal repayment method	Lump-sum repayment date upon maturity	
7) Due date of principal repayment	January 15, 2009	

*This English language notice is a translation of the Japanese language notice dated July 10, 2008 and was prepared solely for the convenience of, and reference by, overseas investors. Japan Single-residence REIT makes no warranties as to its accuracy or completeness.*

(3) Description of repayment of borrowings

	10th Short-term borrowing	11th Short-term borrowing
1) Scheduled lender	Aozora Bank, Ltd.	
2) Scheduled borrowing amount	¥4,350,000,000	¥1,780,000,000
3) Due date of principal repayment	July 14, 2008	
4) Interest rate applicable to the borrowing (per annum)	1.79022%	1.71852%

➤ URL of Japan Single-residence REIT: <http://www.jsreit.co.jp/eng/>

(Reference material)

Change in interest-bearing liabilities before and after this borrowing and repayment (as of July 14, 2008)

	(million yen)		
	Before drawdown and repayment	After drawdown and repayment	Change
Short-term borrowings	7,222	7,222	—
Term loans (long-term borrowings due within one year)	10,619	10,619	—
Term loans (long-term borrowings)	13,600	13,600	—
Total borrowings	31,441	31,441	—
Unitholders' equity	27,317	27,317	—
Loan-to-value ratio <sup>(Note)</sup>	53.5%	53.5%	—%

Note: Loan-to-value ratio = Interest-bearing debt / (Interest-bearing debt + Unitholders' equity) x 100%  
Result is rounded to the nearest tenth of one percent.