

October 30, 2008

To All Concerned Parties

Japan Single-residence REIT Inc.
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(Securities code: 8970)

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Notice Concerning the Borrowing of Fund (Determination of Interest Rate)

Japan Single-residence REIT Inc. (“Japan Single-residence REIT”) hereby announces its determination of the interest rate for the applicable period to each of the borrowings below taken out on March 29, 2007 and April 27, 2007, respectively.

Type	:	Long-term borrowings
Lender	:	GE Real Estate Corporation
Drawdown date	:	a. March 29, 2007 b. April 27, 2007
Due date of principal repayment	:	March 31, 2010
Borrowing amount	:	a. ¥7,400,000,000 b. ¥6,200,000,000
Applicable period	:	November 1, 2008 through January 30, 2009
Interest rate (per annum)	:	1.83500%

Note: The interest rate swap transaction was entered into for ¥10.1 billion, a portion of the ¥13.6 billion in borrowings. Consequently, interest rates will be set at 2.335% on ¥3.5 billion from November 1, 2007 to March 31, 2010, at 2.095% on ¥4.5 billion from February 1, 2008 to March 31, 2010, and at 2.085% on ¥2.1 billion from February 1, 2008 to March 31, 2010. In addition, an interest rate cap was purchased on ¥3.5 billion, for the period from November 1, 2007 to March 31, 2010.