

July 29, 2009

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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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 the borrowings below taken out on July 15, 2009 and October 31, 2008.

Type	: Short-term borrowing
Lender	: The Chuo Mitsui Trust and Banking Co., Ltd. Aozora Bank, Ltd. Mizuho Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd. Resona Bank, Ltd.
Drawdown date	: July 15, 2009
Due date of principal repayment	: October 30, 2009
Applicable period	: August 1, 2009 through August 31, 2009
Borrowing amount	: ¥10,562,000,000-
Interest rate (per annum)	: 1.82818%

Type	: Short-term borrowing
Lender	: Aozora Bank, Ltd.
Drawdown date	: July 15, 2009
Due date of principal repayment	: October 30, 2009
Applicable period	: August 1, 2009 through August 31, 2009
Borrowing amount	: ¥6,130,000,000-
Interest rate (per annum)	: 2.32818%

Type	: Short-term borrowing
Lender	: The Musashino Bank, Ltd.
Drawdown date	: October 31, 2008
Due date of principal repayment	: October 30, 2009
Applicable period	: August 1, 2009 through October 30, 2009
Borrowing amount	: ¥520,000,000-
Interest rate (per annum)	: 2.06000%

This English language notice is a translation of the Japanese language notice dated July 29, 2009 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.