

THIS MATERIAL IS NOT FOR DISTRIBUTION OR PUBLICATION IN OR INTO THE UNITED STATES. THIS IS NOT AN OFFER TO PURCHASE SECURITIES IN THE UNITED STATES. THE TENDER OFFEROR DOES NOT INTEND TO CONDUCT THE OFFER IN THE UNITED STATES OR TO PERSONS RESIDING IN THE UNITED STATES.

September 28, 2011

To All Concerned Parties

REIT Issuer:
Japan Rental Housing Investments Inc.
6-16-12 Shinbashi
Minato-ku, Tokyo 105-0004
Toshiya Kuroda, Executive Director
(Securities Code: 8986)
Asset Management Company:
Mi-Casa Asset Management Inc.
Yutaka Higashino, President and Chief Executive Officer
Inquiries: Tetsu Kasuga, Executive Officer & General Manager of
Business Management Department
Tel: +81-3-5425-5600

Notice Concerning Borrowing of Funds (Interest Rates)

Japan Rental Housing Investments Inc. (hereafter referred to as the “**Investment Corporation**”) hereby announces the interest rates applicable to its borrowing of funds. Details are provided below.

Type	Lenders	Drawdown Date	Outstanding Balance of Borrowing (JPY Million) (Note3)	Due Date of Repayment	Applicable Period of Interest rate	Interest Rate (Annualized)
17 th New Property Loan (Note 1)	Aozora Bank, Ltd. Sumitomo Mitsui Banking Corporation The Sumitomo Trust and Banking Co., Ltd. The Musashino Bank, Ltd.	June 30, 2010	10,658	June 22, 2013	From October 1, 2011 to October 31, 2011	1.68000%
18 th New Property Loan (Note 1)	Aozora Bank, Ltd. Sumitomo Mitsui Banking Corporation The Sumitomo Trust and Banking Co., Ltd. The Musashino Bank, Ltd.	June 30, 2010	10,658	June 22, 2014		1.93000%
19 th New Property Loan (Note 1)	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 2, 2010	3,404	June 22, 2013		1.68000%
20 th New Property Loan (Note 1)	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 2, 2010	1,459	June 22, 2014		1.93000%
21 st New Property Loan (Note 2)	ORIX Trust and Banking Corporation	September 15, 2010	398	June 22, 2013		1.63000%
Total			26,579			

(Note 1) Please refer to the press release “Notice Regarding Refinancing” announced by Prospect Reit Investment Corporation on June 18, 2010 and “Notice Concerning Completion of Asset Transfer and Prepayment of Loans” announced by the Investment Corporation on March 10, 2011.

(Note 2) Please refer to the press release “Notice Concerning Borrowings and Repayment of Loans” announced by the Investment Corporation on September 13, 2010 and “Notice Concerning Completion of Asset Transfer and Prepayment of Loans” announced by the Investment Corporation on March 10, 2011.

(Note 3) The outstanding balance is rounded down to the nearest JPY million.