

Translation  
May 25, 2006

To whom it may concern:

Name of the Issuer of the Real Estate Investment Fund:  
eAsset Investment Corporation  
1-1, 1-chome, Uchisaiwai-cho, Chiyoda-ku,  
Tokyo

Name of the Representative:  
Takehiro Fukada, Executive Officer  
(Code Number 8974)

Inquiries To:  
Asset Realty Manages Co., Ltd.  
Masayuki Tanaka, Director, Planning & Administration  
Department

TEL: 03-3502-4827

### Notice of Borrowing

We hereby inform you that eAsset Investment Corporation (the "Investment Corporation") decided today to make the borrowing as set forth below.

1. Reasons for Borrowing:  
To raise money to purchase beneficial interests of the real estate trust of "Uchikanda Building" and "Nishino Building," both of which were announced on March 23, 2006.
2. Description of the Borrowing:
  - (1) Lender:  
Shinsei Bank, Limited.
  - (2) Amount to be Borrowed:  
¥6,000 million
  - (3) Interest Rate:  
TIBOR 4-month p plus 0.800% (for the first interest payment)  
TIBOR 3-month plus 0.800% (for the second interest payment and thereafter)

Disclaimer: The information above is translated from the press release in Japanese published May 25, 2006. This translation is made for referential purpose only and as such eASSET Investment Corporation makes no assurance or warranty with respect to the completeness nor accuracy of this English translation. For complete and accurate information, please refer to the press release in Japanese.

- (4) Scheduled Date of Borrowing:  
May 30, 2006
- (5) Method of Borrowing:  
Based upon the Term Loan Agreement between the Lender set forth above dated May 26, 2006
- (6) Interest Payment Dates:  
The last business days of September, December and March 2006 and May 2007
- (7) Method of Repayment of Principal:  
Principal shall be repaid in lump sum on the principal repayment date.
- (8) Principal Repayment Date:  
The last business day of May 2007
- (9) Secured or Unsecured:  
Secured.  
The first priority pledge shall be created upon the beneficial interests of real estate trust on 3 real estates (“Uchikanda Building,” “Nishino Building” and “HOTEL NIKKO IBARAKI OSAKA”).  
The second priority pledge shall be created upon the beneficial interests of real estate trust on 15 real estates (“Shinsan Building,” “35 Sankyo Building,” “Shibuya West Building,” “Chiba West Building,” “Narita TT Building,” “Utsunomiya Center Building,” “Southern Mito Building,” “Horikawa-Dori Shijyo Building,” “KYUHO Esaka Building,” “La Porte Aoyama,” “Mirum Daikanyama,” “Mirum Shirokanedai,” “Mirum Nogizaka,” “Mirum Minami Aoyama” and “Mirum Hiro-o II”).

\* Interest rate during the period of May 30 through the last date of September 2, 2006, is scheduled to be decided on May 26, 2006.