

Translation
May 26, 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 (Determination of Interest Rate)

We hereby inform you that the interest rate for the period specified below has been determined in connection with the borrowing set forth below to be made by eAsset Investment Corporation (the "Investment Corporation").

- (1) Lender:
Shinsei Bank, Limited.
- (2) Amount to be Borrowed:
¥6,000 million
- (3) Interest Rate:
1.05727% for the period from May 30 to September 30 2006
- (4) Scheduled Date of Borrowing:
May 30, 2006
The last business day of May 2007
- (5) Secured or Unsecured:
Secured
- (6) TIBOR 4-month plus 0.800%

Disclaimer: The information above is translated from the press release in Japanese published May 26, 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.