

November 16, 2007

To whom it may concern:

Name of the Issuer of the Real Estate Investment Fund:  
 eAsset Investment Corporation  
 4-1-7 Kudankita, Chiyoda-ku, Tokyo  
 Name of Representative:  
 Masayuki Tanaka, Executive Officer  
 (Code Number: 8974)

Name of Investment Trust Fund Management Company  
 Asset Realty Managers Co., Ltd.  
 Name of Representative:  
 Masayuki Tanaka, Representative Director  
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### Notice Concerning Borrowings

eAsset Investment Corporation (“the Investment Corporation”) today announced that its Board of Directors reached a decision, in a meeting held today, to undertake borrowings. Brief details are as follows.

#### 1. Reason for Borrowings

The Investment Corporation will use the fund to acquire AEON Mall Musashimurayama mu and AEON Mall Kobekita, as announced in the November 8, 2007 press release entitled “Notice Concerning Acquisition of Properties (Execution of Agreements).”

#### 2. Details of Borrowings

##### (Term Loan)

(1) Lender	Sumitomo Mitsui Banking Corporation
(2) Amount	¥36.2 billion
(3) Interest Rates (Note)	From November 20, 2007 to March 31, 2008: 1.61917% After April 1, 2008: Three-month yen TIBOR +0.750%
(4) Drawdown Date	November 20, 2007
(5) Borrowing Method	Based on a term-loan agreement with the lender stated in (1) above. The agreement was made effective on November 16, 2007.
(6) Interest Payment Dates	March 31, 2008 marks the first day of interest payment. Subsequent payments during the agreement period (ending November 20, 2008) shall be made on the last day in June and September as well as on the last day of the period. (If the date of payment falls on a holiday, payment shall be made on the business day immediately preceding this holiday.)
(7) Repayment Date	November 20, 2008
(8) Repayment Method	Lump-sum payment on the stated repayment date
(9) Collateral	Establish first lien real estate beneficiary rights in the following two properties: AEON Mall Musashimurayama mu and AEON Mall Kobekita

Note: The interest rate applicable from the drawdown date on November 20, 2007 to March 31, 2008 is determined today. Interest rates applicable thereafter are to be determined every three months. The interest rate for the second period is to be determined on March 27, 2008. The Investment Corporation will make a relevant announcement immediately after determination.

### **3. Outlook**

The Investment Corporation's performance forecasts for the period ending April 30, 2008 (November 1, 2007 to April 30, 2008) remain unchanged.