

**Translation Purpose Only**

December 8, 2009

**For Immediate Release**

2-17-22 Akasaka, Minato-ku, Tokyo  
Frontier Real Estate Investment Corporation  
Makoto Takahashi, Executive Director  
(Securities Code : 8964)

Asset Management Company:  
Mitsui Fudosan Frontier REIT Management Inc.  
Yoshiyuki Tanabe  
Chief Executive Officer and Representative Director

Inquiries:  
Mitsui Fudosan Frontier REIT Management Inc.  
Tatsu Makino  
Vice President, Finance Division and Director  
Tel: +81-3-3588-1440

**Notice Concerning the Execution and the Repayment of Short-term Borrowings**

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby announces that it has decided to execute short-term borrowing. The Investment Corporation, additionally, announces it would repay short-term borrowing on December 10, 2009. Details are provided below.

1. The Execution of Short-term Borrowing

(1) Rational

To appropriate for the repayment of short-term borrowing executed on September 10, 2009.

(2) Details

① Drawdown Date : December 10, 2009

② Loan Type : Unsecured, Unguaranteed

③ Lender, Amount, Maturity Date and Interest Rate : See accompanying table

Lender	Amount	Maturity Date	Interest Rate (*)
Sumitomo Trust & Banking Co., Ltd.	¥700 Million	March 10, 2010	0.69909% (December 10, 2009 ~ January 11, 2010)

(\*) Interest rate on and after January 12, 2010 will be announced when it is determined.

## **Translation Purpose Only**

### 2. The Repayment of Short-term Borrowing

Details of the repayment of short-term borrowing on December 10, 2009 are as below.

<b>Lender</b>	<b>Borrowing Amount</b>	<b>Drawdown Date</b>	<b>Maturity Date</b>	<b>Repayment of Principal</b>	<b>Loan Type</b>
Sumitomo Trust & Banking Co., Ltd.	¥700 Million	September 10, 2009	December 10, 2009	Payment in full on the maturity date	Unsecured Unguaranteed

### 3. Change in the balance of borrowings

	<b>Before This refinance</b>	<b>After This refinance</b>	<b>Variance</b>
Short-term Borrowings	¥ 17,700 Million	¥ 17,700 Million	—
Long-term Borrowings	¥ 23,360 Million	¥ 23,360 Million	—
<b>Borrowings Total</b>	<b>¥ 41,060 Million</b>	<b>¥ 41,060 Million</b>	<b>—</b>

(\*) Long-term Borrowings include the balance of borrowings due within one year.

### 4. Others

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on September 29, 2009.

This document is released to media organizations through the “Kabuto Club”(the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure and Transport Press Club, and the Press Club for the Ministry of Land, Infrastructure and Transport Construction Paper.

Frontier Real Estate Investment website : <http://www.frontier-reit.co.jp/eng/>

## **Disclaimer**

This information was originally publicized in the original Japanese language and has been translated for reference purposes only. Frontier Real Estate Investment Corporation guarantees neither the completeness nor the accuracy of this English translation. For complete and accurate information, please refer to the press release in Japanese. In addition, this press release is not prepared as an inducement or invitation for investment. All readers are advised to consult their own investment advisors before investing in the Investment Corporation. Investment decisions are made at the investor's sole discretion and responsibility and are made at their own risk. The Investment Corporation and its affiliates disclaim any responsibility or liability for the consequence of investment in the Investment Corporation.