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For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Borrowing Interest Rates

Japan Prime Realty Investment Corporation (JPR) today announced the finalized interest rates, as outlined below, for the following borrowings (total amount: ¥6 billion).

Details

Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
Mitsubishi UFJ Trust and Banking Corporation	September 27, 2006	¥5 billion	From August 26, 2006 to September 27, 2006	0.59636%
The Hachijuni Bank, Ltd.	September 27, 2006	¥1 billion		0.60636%
Total	—	¥6 billion	—	—