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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: ¥8 billion).

Details

Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
Shinsei Bank, Ltd.	March 16, 2007	¥3 billion	From September 16, 2006 to October 16, 2006	0.63545%
Mitsubishi UFJ Trust and Banking Corporation	March 16, 2007	¥1 billion		0.63545%
Mizuho Corporate Bank, Ltd.	March 16, 2007	¥1 billion		0.63545%
Aozora Bank, Ltd.	March 16, 2007	¥1 billion		0.63545%
Resona Bank, Ltd.	March 16, 2007	¥1 billion		0.63545%
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 16, 2007	¥1 billion		0.68545%
Total	—	¥8 billion	—	—