

April 9, 2007

**For Translation Purposes Only**  
**For Immediate Release**

Japan Prime Realty Investment Corporation  
Hirohito Kaneko  
Executive Officer  
(Securities Code: 8955)

Asset Management Company:  
Tokyo Realty Investment Management, Inc.  
Toshihiro Hagiwara  
President and Chief Executive Officer  
Inquiries: Yasuo Furuya  
Director and Chief Financial Officer  
TEL: +81-3-3516-1591

### **Notice Concerning Borrowings (Finalization of Conditions)**

Japan Prime Realty Investment Corporation (JPR) today announced the interest rates and other terms and conditions being finalized, as outlined below, for the borrowings decided on April 4, 2007.

#### **Details**

[Details of Borrowings]

1. Lender	Mizuho Corporate Bank, Ltd.	Resona Bank, Ltd.
2. Amount	¥2,500 million	¥1,000 million
3. Interest Rate	0.90667% (From April 12, 2007 to July 5, 2007)	0.90667% (From April 12, 2007 to July 5, 2007)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating of interest. No collateral. No guarantee.
5. Drawdown Date	April 11, 2007	April 11, 2007
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 5, 2007	July 5, 2007