

July 5, 2007

For Translation Purposes Only
For Immediate Release

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

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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 July 2, 2007.

Details

[Details of Borrowings]

1. Lender	Mizuho Corporate Bank, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount	¥1,400 million	¥1,400 million
3. Interest Rate	0.87167% (From July 10, 2007 to July 27, 2007)	0.87167% (From July 10, 2007 to July 27, 2007)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 9, 2007	July 9, 2007
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	September 25, 2007	September 25, 2007

1. Lender	Mitsubishi UFJ Trust and Banking Corporation.	Shinsei Bank, Ltd.
2. Amount	¥1,400 million	¥1,400 million
3. Interest Rate	0.87167% (From July 10, 2007 to July 27, 2007)	0.87167% (From July 10, 2007 to July 27, 2007)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 9, 2007	July 9, 2007
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	September 25, 2007	September 25, 2007

1. Lender	Resona Bank, Ltd.
2. Amount	¥1,300 million
3. Interest Rate	0.87167% (From July 10, 2007 to July 27, 2007)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 9, 2007
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	September 25, 2007

Note: The interest rate applicable to borrowings on July 28, 2007 and after will be disclosed as and when determined.