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**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 Borrowing Interest Rates

Japan Prime Realty Investment Corporation (JPR) today announced the finalized interest rates, as outlined below, for the following borrowings (total amount: ¥4 billion).

#### Details

Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 5, 2008	¥2 billion	From March 6, 2008 to April 4, 2008	1.055%
Resona Bank, Ltd.	July 5, 2008	¥2 billion	From March 6, 2008 to April 4, 2008	1.055%

(Note) The interest rate applicable to borrowings on April 5, 2008 and after will be disclosed as and when determined.