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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 March 18, 2008.

Details

[Details of Borrowings]

1. Lender	Mizuho Corporate Bank, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
2. Amount	¥3,900 million	¥3,800 million
3. Interest Rate (p.a.)	1.110% (From March 27, 2008 to April 4, 2008)	1.110% (From March 27, 2008 to April 4, 2008)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	March 26, 2008	March 26, 2008
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 5, 2008	July 5, 2008

1. Lender	Shinsei Bank, Ltd.	Resona Bank, Ltd.
2. Amount	¥3,000 million	¥2,000 million
3. Interest Rate (p.a.)	1.110% (From March 27, 2008 to April 4, 2008)	1.110% (From March 27, 2008 to April 4, 2008)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	March 26, 2008	March 26, 2008
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 5, 2008	July 5, 2008

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount	¥1,800 million
3. Interest Rate (p.a.)	1.110% (From March 27, 2008 to April 4, 2008)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	March 26, 2008
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	July 5, 2008

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