

April 30, 2008

**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: ¥20.8 billion).

#### Details

Drawdown Date	Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
February 5, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 5, 2008	¥2 billion	From May 3, 2008 to June 5, 2008	0.91917%
February 5, 2008	Resona Bank, Ltd.	July 5, 2008	¥2 billion	From May 3, 2008 to June 5, 2008	0.91917%
March 26, 2008	Mizuho Corporate Bank, Ltd.	July 5, 2008	¥3.9 billion	From May 3, 2008 to June 5, 2008	0.96917%
March 26, 2008	Mitsubishi UFJ Trust and Banking Corporation	July 5, 2008	¥3.8 billion	From May 3, 2008 to June 5, 2008	0.96917%
March 26, 2008	Shinsei Bank, Ltd.	July 5, 2008	¥3 billion	From May 3, 2008 to June 5, 2008	0.96917%
March 26, 2008	Resona Bank, Ltd.	July 5, 2008	¥2 billion	From May 3, 2008 to June 5, 2008	0.96917%
March 26, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 5, 2008	¥1.8 billion	From May 3, 2008 to June 5, 2008	0.96917%
April 23, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 5, 2008	¥1.2 billion	From May 3, 2008 to June 5, 2008	0.91917%
April 23, 2008	Mizuho Corporate Bank, Ltd.	July 5, 2008	¥1.1 billion	From May 3, 2008 to June 5, 2008	0.91917%

(Note) The interest rate applicable to borrowings on June 6, 2008 and after will be disclosed as and when determined.