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For Translation Purposes Only
For Immediate Release

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

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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: ¥14.792 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 | ¥1.8 billion | From June 6, 2008 to July 4, 2008 | 0.96083% |
| February 5, 2008 | Resona Bank, Ltd. | July 5, 2008 | ¥2 billion | From June 6, 2008 to July 4, 2008 | 0.96083% |
| March 26, 2008 | Mizuho Corporate Bank, Ltd. | July 5, 2008 | ¥1.872 billion | From June 6, 2008 to July 4, 2008 | 1.01083% |
| March 26, 2008 | Mitsubishi UFJ Trust and Banking Corporation | July 5, 2008 | ¥3.8 billion | From June 6, 2008 to July 4, 2008 | 1.01083% |
| March 26, 2008 | Shinsei Bank, Ltd. | July 5, 2008 | ¥1.02 billion | From June 6, 2008 to July 4, 2008 | 1.01083% |
| March 26, 2008 | Resona Bank, Ltd. | July 5, 2008 | ¥2 billion | From June 6, 2008 to July 4, 2008 | 1.01083% |
| April 23, 2008 | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | July 5, 2008 | ¥1.2 billion | From June 6, 2008 to July 4, 2008 | 0.96083% |
| April 23, 2008 | Mizuho Corporate Bank, Ltd. | July 5, 2008 | ¥1.1 billion | From June 6, 2008 to July 4, 2008 | 0.96083% |