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**For Translation Purposes Only**  
**For Immediate Release**

Japan Prime Realty Investment Corporation  
Hirohito Kaneko  
Executive Officer  
(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%