

July 2, 2008

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 June 27, 2008.

Details

[Details of Borrowings]

1. Lender	Mizuho Corporate Bank, Ltd.	Resona Bank, Ltd.
2. Amount	¥2,972 million	¥4,000million
3. Interest Rate (p.a.)	1.11167% (From July 5, 2008 to August 11, 2008)	1.11167% (From July 5, 2008 to August 11, 2008)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 4, 2008	July 4, 2008
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 3, 2009	July 3, 2009

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
2. Amount	¥3,000 million	¥3,800 million
3. Interest Rate (p.a.)	1.11167% (From July 5, 2008 to August 11, 2008)	1.11167% (From July 5, 2008 to August 11, 2008)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 4, 2008	July 4, 2008
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	March 31, 2009	March 31, 2009

1. Lender	Shinsei Bank, Ltd.
2. Amount	¥1,020 million
3. Interest Rate (p.a.)	1.11167% (From July 5, 2008 to August 11, 2008)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 4, 2008
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	March 31, 2009

(Note) The interest rate applicable to borrowings on August 12, 2008 and after will be disclosed as and when determined.