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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 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 July 7, 2008.

Details

[Details of Borrowings]

1. Lender	Mizuho Corporate Bank, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount	¥1,000 million	¥1,000 million
3. Interest Rate (p.a.)	1.16167% (From July 15, 2008 to August 11, 2008)	1.16167% (From July 15, 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 14, 2008	July 14, 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	Sumitomo Mitsui Banking Corporation	Aozora Bank, Ltd.
2. Amount	¥1,000 million	¥900 million
3. Interest Rate (p.a.)	1.16167% (From July 15, 2008 to August 11, 2008)	1.16167% (From July 15, 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 14, 2008	July 14, 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

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